

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

Doc #: 2511-21001 Inspector: Donald C. Bedner

Inspection Date: 11/11/2025

Dwelling Address: 2500 Happy Home Lane  
Greensboro, NC 27000

Buyers name: Mary Wise  
Client's Agent: Susan Best

Real Estate Co: Best Real Estate



This summary is provided to highlight those findings that we believe are significant in nature and which evidence suggest are in immediate need of repair. These findings are also listed in the full report on the following pages. Photographs are provided of selected items to enhance client understanding. Not all items on this summary will have photographs. The full report also outlines more minor findings as well as comments regarding routine maintenance. This summary does not limit your ability to use the entire report in completing your transaction.

The NC Home Inspection Licensure Board has established the Summary Report to identify items which meet one of the following criteria. The system or component:

1. Does not function as intended.
2. Adversely affects the habitability of the dwelling.
3. Warrants further investigation by a specialist.
4. Requires subsequent observation.

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE FULL REPORT MAY INCLUDE ADDITIONAL INFORMATION OF INTEREST OR CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT PROMPTLY READ THE COMPLETE REPORT. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER A REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY.

**REPORT SUMMARY****EXTERIOR**

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

- |      |                           |   |
|------|---------------------------|---|
| 1103 | Fences/Gates              | Recommendation. Wood. Gate drags on ground at right side. Recommend repair by a contractor.                                   |
| 1110 | Outside Faucet - Hose bib | Recommendation. Front, rear. Rear faucet leaks. Sometimes this is visible only under pressure. Recommend repair by a plumber. |

**PATIO/PORCH/BALCONY/AREA WAYS – REAR DECK**

- |      |           |  |
|------|-----------|--|
| 1206 | Deck/Slab | Recommendation. Wood. Wood. Deck is not bolted or lagged to home. Recommend installing to ensure continued serviceability of the deck by a contractor. |
|------|-----------|--|

**Garage – Attached**

- |      |                    |   |
|------|--------------------|---|
| 1507 | Garage Door Opener | Recommendation. Garage doors are equipped with an electric eye safety reverse device and a manual safety reverse device. Door at left (viewed from interior) operated when tested at the time of inspection. Door at right binds, stopes half way and would not close. Recommend review door by a qualified garage door specialist and repair as needed for safety. |
|------|--------------------|---|

**CRAWLSPACE**

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

1818      Crawlspace  
             Comments

Recommendation. Wood scraps, cellulose and construction debris observed in crawlspace. Recommend removing all wood scraps and construction debris from crawlspace.

**ELECTRICAL SYSTEM**

2104      Smoke Detectors

Recommendation. Smoke detector(s) located at hall. Smoke detector did not respond to test. Recommend replacing as needed and install additional detectors throughout home as needed to ensure safety.

**KITCHEN**

2305      Windows

Recommendation. Window sash falls when window is opened at left. Recommend repair by a contractor.



**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

**INTERIOR**

2352 Walls, ceilings

Recommendation. Painted, tile. Stains on ceiling at center front bedroom. Did not appear active. Recommend review history with owners.



2353 Windows

Recommendation. Window sash falls at left front bedroom window. Other windows in this home bind and difficult to open or close. Recommend review all windows and repair by a Licensed Contractor as needed to ensure proper operation and safety.



2355 Fireplace

Recommendation. Pre-fabricated fireplace in living room. Gas logs installed. Pilot / gas to logs off. We do not light pilots on appliances that are shut down due to safety concerns. Recommend review by a specialist prior to using.

**BATHROOM - HALL**

3019.2 Toilet

Recommendation. Stains on floor around toilet suggest leak. Toilet must have a snug fit around wax ring in order to keep from leaking. Recommend further review and repair by a Licensed Plumber.



This report was prepared on 11/11/2025 for the exclusive use of client.

Home Inspector Signature: Donald C. Bedner Home Inspector # NC 2291

*Donald C. Bedner*

---

NC-Choice Home Inspection Service

This is a Confidential Report prepared for client only, Any Use by Unauthorized Persons Prohibited

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

Doc #: 2511-21001 Inspector: Donald C. Bedner  
Inspection Date: 11/11/2025  
Dwelling Address: 2500 Happy Home Lane  
Greensboro, NC 27000  
Buyers name: Mary Wise  
Client's Agent: Susan Best Real Estate Co: Best Real Estate

A certified home inspector from NC-Choice Home Inspection Service prepared this report. Please read the report completely and if you have questions, contact the inspector at the phone number or address printed above.

This report is designed to comply with the standards established by The North Carolina Home Inspection Licensure Board, the International Association of Certified Home Inspectors, [www.nachi.org/sop.htm](http://www.nachi.org/sop.htm), and NC-Choice, LLC, Browns Summit, North Carolina. A copy of the North Carolina Home Inspection Standards of Practice and Code of Ethics may be obtained by writing the Board at 1202 Mail Service Center, Raleigh, NC 27699-1202. As stated in your inspection agreement, this inspection is limited to visible and accessible components only. Examination of concealed or inaccessible portions of the property is beyond the scope of this inspection.

You are also advised to perform your own walk through of the property just prior to closing to ensure that all components are in good working order and that agreed-upon repairs have been performed properly. If possible, obtain repair receipts from the seller at or prior to closing. Your NC-Choice inspector is available to perform a re-inspection of repaired items. An additional fee is charged for this service. Not all conditions may become apparent at the time of inspection. For that reason, it is recommended that you obtain a Home Warranty Plan.

**DEFINITION OF TERMS**

The following information is provided to assist you in using this report. Please read the entire report to facilitate your understanding of this property.

Serviceable-The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

None-The item does not apply to this property.

Recommendation-Recommend is used to indicate when the inspector's evaluation leads him to believe action should be taken to address the item.

Suggest-Suggest is used to indicate items the client may choose to address in the future to maintain, upgrade and/or improve the property.

**GENERAL INFORMATION**

MAJOR SYSTEMS - Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the

---

NC-Choice Home Inspection Service

This is a Confidential Report prepared for client only, Any Use by Unauthorized Persons Prohibited

**NC-Choice Home Inspection Service**

**4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319**

adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.

INTERIOR - Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported.

MOLD - Your home inspection report may note the presence of mold, mildew, or fungus, on visible surfaces, however, even if mold, mildew, or fungus were undetected, they may become visible in the future, with the right conditions, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings. Any time we note the presence of staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition. We are not industrial hygienists and therefore lack the qualifications or ability to evaluate the mold to determine if it may carry any health risks. Should you have concerns regarding mold we suggest review by a qualified professional.

**GENERAL CONDITIONS**

1001	INSPECTOR	Donald Bedner, Inspector, NC License #2291.
1002	CLIENT	Buyer.
1003	STRUCTURE TYPE	Single family, wood frame, brick veneer.
1004	LEVELS	1 story structure.
1005	ESTIMATED AGE	Estimated construction date is 1996.
1006	WEATHER CONDITIONS	Cool, cloudy, Temperature at time of inspection was approximately 66F- 70F degrees.
1007	OCCUPANT STATUS	Owner occupied.
1008	ATTENDING INSPECTION	Buyer, buyer's agent.
1009	START/STOP TIME	Approximate inspection start time was 9:45am and inspection was completed at 12:30pm.

**EXTERIOR**

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. The exterior wall cavities are typically not accessible and cannot be reviewed. The presence, absence and/or condition of screens are not within the scope of the inspection. If screens are a concern to the client, all screens should be reviewed prior to closing.



### NC-Choice Home Inspection Service

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
1101	Driveway	Serviceable. Concrete. Common cracks noted.
1102	Walkways	Serviceable. Concrete, brick, stone.
1103	Fences/Gates	Recommendation. Wood. Gate drags on ground at right side. Recommend repair by a contractor.
1104	Exterior Wall Cladding	Serviceable. Brick veneer, vinyl,
1105	Trim	Serviceable. Metal, Wood, vinyl. When metal wrap is installed over wood trim no review of the wood behind the wrap is possible. Caulked joints should be maintained to prevent water entry and ensure continued serviceability.
1106	Windows & Frames	Suggestion. Windows Double-glazed insulated windows noted. The inspector was unable to determine if all double-glazed insulated windows in this property are completely intact and without broken seals. Conditions such as temperature, humidity, dirt and lighting limit the ability of the inspector to review these windows for broken seals. Screens missing at some windows. For more complete information on the condition of these windows, consult the seller prior to closing. See interior comments for additional information.
1107	Vegetation	Serviceable. Plants and shrubs are placed and trimmed to allow free air flow to help prevent moisture damage to the structure.
1108	Electrical Fixtures	Serviceable. Ground fault circuit interrupter (GFCI) observed.
1109	Gutters & Downspouts	Serviceable. Aluminum. The fascia and soffit boards behind and near gutters are not totally accessible. Client is advised that this is a limited review of these areas. Some downspouts drain to an underground system.
1110	Outside Faucet - Hose bib	Recommendation. Front, rear. Rear faucet leaks. Sometimes this is visible only under pressure. Recommend repair by a plumber.
1111	Sprinkler System	None.
1112	Bell/Chime	Serviceable. Front.
1113	Exterior Doors	Serviceable. Metal clad wood core, metal storm.
1114	Chimney	Suggestion. Pre-fabricated chimney. Spark arrester installed. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. Chimney was viewed from the ground only. This was a limited inspection. If further review is desired, client is advised to consult with a qualified Licensed Contractor prior to closing.
1115	Lot/Grade Drainage	Suggestion. Sloped lot. Lot/Drainage. Water seepage and moisture penetration are common problems usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. All soil should slope away from the foundation wall and all gutter downspouts should carry water away from the foundation wall.
1116	Gas Meter	Serviceable. Right side.
1117	Exposed Foundation	Serviceable. Brick, concrete block.

---

NC-Choice Home Inspection Service

## NC-Choice Home Inspection Service

4619 E NC Highway 150, PO Box 551  
 Browns Summit, NC 27214  
 (336) 558-5319

1118	Exterior Comments	Suggestion. Exterior storage shed noted at rear not within scope of inspection. Suggest review prior to closing.
------	----------------------	--

### PATIO/PORCH/BALCONY/AREA WAYS – FRONT STOOP

Step #	Component	Comments
1201	Location/Type	Front stoop.
1202	Cover	Serviceable. Vinyl.
1203	Enclosure	None.
1204	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) observed
1205	Windows	None.
1206	Deck/Slab	Serviceable. Concrete, brick,
1207	Stairs/Stoops	Serviceable.
1208	Railing	Serviceable.
1209	Ceiling Fan	None.
1210	Comments	None.

### PATIO/PORCH/BALCONY/AREA WAYS – REAR DECK

Step #	Component	Comments
1201	Location/Type	Rear, deck.
1202	Cover	None.
1203	Enclosure	None.
1204	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) observed
1205	Windows	None.
1206	Deck/Slab	Recommendation. Wood. Wood. Our review of decks is designed to address significant defects. Items such as warped boards, loose nails, and surface deterioration will only be noted if the inspector considers them to be significant. The majority of wood decks over 2 years old will have some of these defects present that are considered routine maintenance. When these issues are present, we suggest client repair as needed.
		Deck is not bolted or lagged to home. Recommend installing to ensure continued serviceability of the deck by a contractor.
1207	Stairs/Stoops	Serviceable.
1208	Railing	Serviceable.
1209	Ceiling Fan	Serviceable.
1210	Comments	None.

### ROOF-Main Structure

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the water-tight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified Licensed Roofing Contractor.



**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
1301	Roofing Type & Materials	Sloped asphalt composition shingle. Observed from ground with binoculars. The roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, too steep, is wet or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a Licensed Roofer should be contacted if a more detailed report is desired.
1302	Flashings	Serviceable.
1303	Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; evidence suggests roof is functioning properly. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or if installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified Licensed Roofer prior to closing.
1304	Skylights	None.
1305	Roof Penetrations	Serviceable.
1306	Roof Comments	None.

**ATTIC**


The attic review is visual with the attic being entered if safely possible. The attic area was inspected using a standard flashlight and a small probe. Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. When insulation thickness is less than currently required a suggestion to add insulation is typically made. Generally, the greater the thickness the more resistance there is to heat loss.

## NC-Choice Home Inspection Service

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
1401	Access	Suggestion. Attic access provided by pull downs stairs at garage and ceiling hatch at hall. Attic was entered at garage and viewed from hatch at hall access. Extra support and additional ladder needed to access attic & stairs. Client should use caution using stairs.
		
1402	Framing	Serviceable. Rafters, trusses, Beams.
1403	Sheathing	Serviceable. Wafer board.
1404	Insulation	Serviceable. Blown-in and rolled fiberglass insulation. Thickness varies approximately from 8-10 inches.
1405	Ventilation	Serviceable. Soffit vents, Ridge vents. Gable vent.
1406	Electrical	Serviceable.
1407	HVAC Ducts	Serviceable.
1408	Duct Insulation	Serviceable.
1409	Windows	None.
1410	Attic Comments	None.

### Garage – Attached

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
1501	Location	Attached structure.
1502	Exterior	Garage is attached, see exterior comments.
1503	Roof	Garage is attached, see roof comments.
1504	Floor/Slab	Serviceable. Concrete. Carpet over slab at center.
1505	Garage Door	Serviceable. Metal. 2-doors installed.
1506	Garage Door Hardware	Serviceable.
1507	Garage Door Opener	Recommendation. Garage doors are equipped with an electric eye safety reverse device and a manual safety reverse device. Door at left (viewed from interior) operated when tested at the time of inspection. The U.S. Product Safety Commission recommends that these devices be checked monthly for proper operation and safety. Door at right binds, stopes half way and would not close. Recommend review door by a qualified garage door specialist and repair as needed for safety.
1508	Windows	Serviceable.
1509	Fire Door	Serviceable.
1510	Service Door	Serviceable.
1511	Fire Barrier Wall/Ceiling	Serviceable.
1512	Garage Framing & Supports	Serviceable.
1513	Walls	Serviceable.
1514	Ceiling	Serviceable.
1515	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) observed
1516	Garage Comments	Suggestion. Limited review of interior due to personal items, boxes and other items and moving items. Suggest further review of interior when area is clear.

**LAUNDRY AREA**

The operation of washers and dryers are not within the scope of this inspection. If these appliances are a part of the client's purchase, we suggest the client verify operation with owners prior to closing.

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
1600	Location	Laundry area is located at kitchen.
1601	Floor	Serviceable. Vinyl.
1602	Walls & Ceiling	Serviceable. Painted.
1604	Doors	Serviceable.
1605	Windows	None.
1606	Electrical	Serviceable.
1607	Heat Source	None.
1608	Cabinets	None.
1609	Laundry Sink/Tub	None.
1610	Washer Hook-ups	Suggestion. The water supply valves are not operated during this inspection. These can leak at any time and should be considered part of normal maintenance. No test was performed on the washer drain line to determine if the line is draining properly. This was a visual inspection of this area only. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at any time without warning. Suggest installing pan under washer to help prevent damaged to floor should leak occur.
1611	Dryer Hook-ups	Suggestion. Electric 240 volt. Suggest cleaning dryer vent to ensure safety.
1612	Laundry Area	None.
	Comments	

**CRAWLSPACE**

The crawlspace review is visual and the area is entered if safely possible. The crawlspace area was inspected using a standard flashlight and a small probe. Water seepage and moisture penetration are common problems in crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot always detect the past or future possibility of water in this area. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. NOTE: The presence of a sump pump can suggest water has or may enter the crawlspace. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year-round.

**NC-Choice Home Inspection Service**

**4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319**


Step #	Component	Comments
1801	Access	Serviceable. Access at right side.
1802	Floor	Suggestion. Soil was dry at time of inspection. Water-proofing Specialists estimate that up to 60 % of basement and crawlspace leaks can be controlled by proper exterior maintenance. It is important to take steps to ensure that all adjacent surfaces are pitched away from the home and downspouts extended well away from the structure to reduce water flow to the foundation. A one-inch drop per foot for ten feet from the foundation is ideal. The client should keep all exterior surfaces well sealed against the weather.
1803	Sub floor	Serviceable. Plywood. When insulation is properly installed our review of the sub floor is very limited. Critical areas such as baths, kitchen, laundry, entry doors were reviewed in a limited area around drain pipes and under doors if accessible. Unless noted otherwise evidence suggests the sub floor is functioning as intended.
1804	Walls	Serviceable. Concrete block, brick.
1805	Floor Joists	Serviceable. 2x8, 2 x 10.
1806	Support Posts/Columns	Serviceable. Concrete block, brick.
1807	Beams	Serviceable. Wood,
1808	Windows	None.
1809	Electrical	Serviceable.
1810	Insulation	Serviceable. Rolled fiberglass insulation installed. Thickness approximately 4-6 inches.
1811	Ventilation	Serviceable. Screened openings.
1812	Vapor Barrier	Serviceable. Plastic vapor barrier installed.
1813	Sump Pit	None.
1814	Plumbing	Serviceable.
1815	HVAC Ducts	Serviceable.
1816	Dryer Vent	Serviceable. Metal duct.
1817	Down Draft Cook Top Vent	None.
1818	Crawlspace Comments	Suggestion. Loose deck bolts not connected to band joist at rear. See item 1206 at deck for additional information.  Recommendation. Wood scraps, cellulose and construction debris observed in crawlspace. Recommend removing all wood scraps and construction debris from crawlspace.

**HEATING & A/C - MAIN UNIT**

The inspection of the heating & AC system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing. The visual review of the duct system is limited. Ducts in walls, under insulation or otherwise obstructed from view are not within the scope of this inspection.

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
 Browns Summit, NC 27214  
 (336) 558-5319

Step #	Component	Comments
1901	Heating	Suggestion. Unit is located at closet in garage; fuel is gas, forced air, gas & electrical shutoff noted. Filter size 20 x 20 x 1 and 14x14x1. See information below,
		
1902	Conditions	Serviceable. Limited review Inspection of the furnace for evidence of cracks and holes can normally only be done by dismantling the unit. The heat exchanger/fire box, evaporator coil and condensate pan drain is not completely visible or accessible to the inspector and therefore beyond the scope of this inspection. A Licensed Mechanical Contractor is the only qualified service personnel to perform disassembly. Heat exchangers can fail at any time.
1903	Exhaust Venting	Serviceable. Roof vent.
1904	Thermostat	Thermostats installed at hall.
1905	Ducting	Serviceable.
1906	Air Conditioning System	Serviceable. Electric, condenser and compressor unit is located at right side exterior, electrical disconnect provided at equipment. This is a split system. The air conditioner was activated to check the operation of the motor and the compressor and both appeared to be in serviceable condition. A detailed review of the cooling capacity of this unit is beyond the scope of this inspection.
1907	A/C Temperature Differences	Serviceable. The air temperature was measured at the supply and return registers for the main unit. The difference between these two temperatures should be in the range of 14-22 degrees F when the A/C system is functioning properly. The supply temperature was 57F and the return air temperature was 72F. The difference in air temperature was 15F.
1908	Heating & A/C Comments	Manufacture date on HVAC system is 2021.


**PLUMBING**

Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. The plumbing supply, drains, waste, and vent piping materials are only visible in the attic, crawlspace and basement areas (if present) and at interior fixture locations. Material identification was based upon visible piping in these areas.



### NC-Choice Home Inspection Service

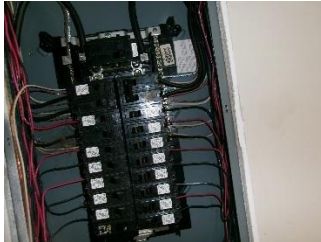
4619 E NC Highway 150, PO Box 551  
 Browns Summit, NC 27214  
 (336) 558-5319

Step #	Component	Comments
2001	Plumbing Supply System	Serviceable. Property is connected to a public water source. Water shutoff valve in center front bedroom closet. water pressure was 80 psi at time of inspection. Normal pressure is between 60 -90 psi.
		
2002	Plumbing Waste System	Serviceable. Property is connected to a public waste system.
2003	Supply Pipes	Serviceable. Copper, PEX, CPVC
2004	Drain, Waste & Vent Pipes	Serviceable. Plastic-PVC,
2005	Ejector Pump	None.
2006	Water Heater	Suggestion. Gas, 40-gallon capacity, located at garage. Cold water shut off valve is installed and a temperature/pressure relief valve is installed as a safety feature. Hot water was noted at all tested plumbing fixtures indicating the water heater was functioning properly at the time of inspection. No warranty, guarantee or certification is given as to future failures. Manufacture date on unit is 2013.
		
2007	Water Temperature	Serviceable. The hot water temperature was measured at a faucet during the inspection and was observed to be 114F. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heater temperature settings to 120F to reduce or eliminate the risk of most tap water scald injuries. Client is advised that a 120F setting may not provide adequate hot water for all clothing and dish washing machines and a higher setting may be required. Suggest lowering the hot water temperature to the lowest setting that will satisfy the hot water needs and protect against scald injuries due to the elevated water temperature observed.
2008	Water Heater Exhaust Venting System	Serviceable. Roof vent.
2009	Sump Pit	None.
2010	Cross Connections	None.
2011	Plumbing System Comments	None.

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551  
Browns Summit, NC 27214  
(336) 558-5319

**ELECTRICAL SYSTEM**

Step #	Component	Comments
2101	Electrical Main Box	<p>Suggestion. The main panel is located at garage. The main electrical service is approximately 125 amps and 220 volts. Service entrance is underground. Overload protection is provided by breakers. Main disconnect noted. Main conductor is stranded aluminum. Low amperage (15 &amp; 20 amp) branch circuit conductor is copper. Visible wiring type is: non-metallic sheathed. Evidence suggests system is properly grounded.</p> <p><b>Main electrical panel at garage.</b></p> 
2102	Additional Main Panel Comments	None.
2103	General System Comments	None.
2104	Smoke Detectors	<p>Recommendation. Smoke detector(s) located at hall. When smoke detectors are installed, client is advised that Underwriters Laboratories (UL) states that smoke detectors usually should be replaced after 10 years of service if electric and after 5 years of service if battery-run. Periodic testing is suggested to ensure proper operation. Suggest installing additional detectors throughout home as needed for safety.</p> <p>Smoke detector did not respond to test. Recommend replacing as needed and install additional detectors throughout home as needed to ensure safety.</p>
2105	Carbon Monoxide Detector	Suggestion. Installed at kitchen. (plug in) Suggest installing Carbon monoxide detector(s) throughout home as needed for safety.
2106	Electrical System Comments	None.

**KITCHEN**

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

## NC-Choice Home Inspection Service

4619 E NC Highway 150, PO Box 551  
 Browns Summit, NC 27214  
 (336) 558-5319

Step #	Component	Comments
2301	Floor	Serviceable. Vinyl.
2302	Walls	Serviceable. Painted, tile.
2303	Ceiling	Serviceable.
2304	Doors	Serviceable.
2305	Windows	Recommendation. Window sash falls when window is opened at left. Recommend repair by a contractor.
2306	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) observed.
2307	Heat Source	Serviceable. Forced air register observed.
2308	Counter Tops	Serviceable. Laminated.
2309	Cabinets	Serviceable.
2310	Sinks	Serviceable.
2311	Faucets	Serviceable.
2312	Traps/Drain System	Serviceable.
2313	Disposal	Serviceable. Appliance Brand: Kenmore.
2314	Dishwasher	Serviceable. Appliance Brand: Kitchen Aid. Dishwasher was tested using normal operating controls. Unit functioned properly at time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only.
2315	Stove/Cook Top/Oven	Suggestion. Electric. Appliance Brand: GE. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee or certification is given as to future failure. Unit is not secured with an anti-tip bracket. Anti-tip bracket may not have been required when stove was installed. Suggest installing anti tip device by a specialist.
2316	Oven-Separate Unit	None.
2317	Hood/Fan	Serviceable. Vented to interior.
2318	Microwave	Serviceable. Appliance Brand: Whirlpool. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by a qualified technician prior to closing
2319	Trash Compactor	None.
2320	Ceiling Fan	None.
2321	Kitchen Comments	None.

## INTERIORS

Review of the interior areas of walls, columns, chimney chases and the areas between ceilings and the flooring above are not possible. These areas may contain piping, electrical wires, ducts, structural components and other systems. This inspection is visual and non-destructive. By definition any area that is not accessible is not visible. Therefore, these areas are excluded from this report.

**Interior rooms inspected; living room, dining room, hall, entry, bedrooms.**

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
2351	Floors	Serviceable. Wood, vinyl,
2352	Walls, ceilings	Recommendation. Painted, tile. Stains on ceiling at center front bedroom. Did not appear active. Recommend review history with owners.
2353	Windows	Recommendation. Window sash falls at left front bedroom window. Other windows in this home bind and difficult to open or close. Recommend review all windows and repair by a Licensed Contractor as needed to ensure proper operation and safety.
2354	Electrical	See electrical section.
2355	Fireplace	Recommendation. Pre-fabricated fireplace in living room. Gas logs installed. Pilot / gas to logs off. We do not light pilots on appliances that are shut down due to safety concerns. Recommend review by a specialist prior to using.
2356	Doors	Serviceable.
2358	Ceiling fans	Serviceable.
2359	Interior comments.	None.

**BATHROOM - MAIN**

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

**NC-Choice Home Inspection Service**

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

Step #	Component	Comments
3000	Location	Right rear.
3001	Floor	Serviceable. Vinyl.
3002	Walls	Serviceable. Painted, tile.
3003	Ceiling	Serviceable.
3004	Doors	Serviceable.
3005	Windows	Serviceable. Screen is missing.
3006	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted at this bathroom.
3007	Heat Source	Serviceable. Forced air register observed.
3008	Exhaust Fan	Serviceable.
3010	Tub/Surround	Serviceable. Fiberglass one piece unit. Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at any time without warning.
3011	Tub Enclosure	None.
3012	Tub Faucet	Serviceable.
3013	Shower/Surround	Serviceable. Shower surround. Fiberglass multi piece unit. The shower pan and accessible surrounding areas were visually inspected for leaks. No visual leaks noted at time of inspection. Shower pans are not filled and tested for leaks during the inspection
3014	Shower Door	Serviceable. Safety glass installed.
3015	Shower Faucet	Serviceable.
3016	Sink	Serviceable.
3017	Sink Faucet	Serviceable.
3018	Traps/Drain	Serviceable.
3019	Supply Toilet	Serviceable.
3020	Counter/Cabinets	Serviceable.
3021	Spa Tub	None.
3022	Bathroom	None.
	Comments	

## NC-Choice Home Inspection Service

4619 E NC Highway 150, PO Box 551

Browns Summit, NC 27214

(336) 558-5319

### BATHROOM #2 HALL

Step #	Component	Comments
3000.2	Location	Hall.
3001.2	Floor	Serviceable. Vinyl.
3002.2	Walls	Serviceable. Painted, tile.
3003.2	Ceiling	Serviceable.
3004.2	Doors	Serviceable.
3005.2	Windows	Serviceable. Fixed.
3006.2	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3007.2	Heat Source	Serviceable. Forced air register observed.
3008.2	Exhaust Fan	Serviceable.
3010.2	Tub/Surround	Serviceable. Porcelain tub, tile surround Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at any time without warning.
3011.2	Tub Enclosure	None.
3012.2	Tub Faucet	Suggestion. Stopper is missing, suggest installing as needed.
3013.2	Shower/Surround	None.
3014.2	Shower Door	None.
3015.2	Shower Faucet	None.
3016.2	Sink	Serviceable.
3017.2	Sink Faucet	Serviceable.
3018.2	Traps/Drain	Serviceable.
	Supply	
3019.2	Toilet	Recommendation. Stains on floor around toilet suggest leak. Toilet must have a snug fit around wax ring in order to keep from leaking. Recommend further review and repair by a Licensed Plumber.
3020.2	Counter/Cabinets	Serviceable.
3021.2	Spa Tub	None.
3022.2	Bathroom	None.
	Comments	