



INSPECTION REPORT

4823 Walnut Grove Street, Harrisburg, North Carolina 28075

Prepared for

Date Inspected

Aug 2, 2024

INSPECTED BY

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North Carolina Home Inspector: 5966, InterNACHI Member,
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Descriptions

Temperature:	85	Method To Inspect Attic:	Inside attic
Location Of Attic Entrance:	Closet, Bedroom	Ground Conditions:	Wet
Foundation Design:	Slab	Weather Conditions:	Sunny
Method To Inspect Roof:	From ground, On ladder, From ground with binoculars	Water Source:	Public
Heating System:	Furnace	Year Built:	2005
Square Footage:	2478	Cooling System:	Central
# Of Stories:	2	Sewer System:	Public
Recent Rain (3 Days):	Yes	Occupancy:	Vacant

Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

SAFETY CONCERNS

1. Dryer: Dryer vent appears to be clogged with nest at exterior exit.
2. Junction Box: Has open wires
3. Junction Box: Cover plate is missing
4. Light Fixture: Bulb is flickering
5. Smoke Alarm: Smoke detector hanging from wires
6. Smoke Alarm: Battery has been removed from smoke detector.

ITEMS NOT OPERATING

7. Tub: Faucet handles do not operate
8. Garage door opener: Button on the wall switch does not operate the door. Door can still be opened and closed manually.

MAJOR CONCERNS

9. Thermostat 2: Temperature differential between supply and return is 6 degrees.

MODERATE CONCERNS

10. Downspout: Extensions are missing
11. Siding: Missing
12. AC-Condenser 1: Condenser airflow is blocked by vegetation
13. Air Conditioner 1: Condenser airflow is blocked by vegetation
14. Attic Ventilation: Blocked
15. Vegetation Around Home: Vegetation is growing against the home.
16. Roof Material: Exhibits nail popping and/or exposed nail heads
17. Screen: Missing

MINOR CONCERNS

18. Downspout: Extension discharges to an obstacle
19. Light Fixture: Loose and/or not affixed to the ceiling or wall

- 20. Light Fixture: Bulb is burned out
- 21. AC-Condenser 2: Insulation is damaged
- 22. Bathroom Sinks: Drain stop is missing
- 23. Interior Door: Attic door not closing properly.
- 24. Interior Door: Door not closing properly.
- 25. Overhead Door: Bottom weather seal is damaged or missing

BUDGET TO REPLACE

- 26. Roof Material: Shows signs of excessive wear

NEEDS FURTHER EVALUATION

- 27. Register / Return: Air filter on return vent downstairs appears to be dirty

ITEMS TO MONITOR

- 28. Roof Flashing: Caulk/sealant is deteriorating on headwall flashing on back of home.

MAINTENANCE ITEMS

None

Scope of Inspection

- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- No guarantees or warranties are provided in connection with the home inspection.
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection is not technically exhaustive.
- An inspection does not include items not permanently installed.
- An inspection does not determine the market value of the property or its marketability.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- The 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 the report under the real estate purchase contract, contact your North Carolina real estate agency or an attorney.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Not Inspected

Was not inspected. The reason is typically indicated.

1. Appliances

DESCRIPTIONS

Cook Top	Manufacturer Name	GE
	Energy Source	Electric
Dishwasher	Manufacturer Name	GE
	Venting Location	Wall
Dryer	Energy Source	Electric
	Manufacturer Name	Moen
Microwave Oven	Manufacturer Name	GE
	Manufacturer Name	GE
Oven/Range	Energy Source	Electric
	Manufacturer Name	Whirlpool

 **COOK TOP**  Kitchen

 **DISHWASHER**  Kitchen



DRYER



Laundry Room / Mudroom

SAFETY CONCERN

Dryer vent appears to be clogged with nest at exterior exit.

IMPACT

A clogged dryer vent is unsafe and could cause a house fire.

SUGGESTED ACTION

Recommend cleaning dryer vent prior to use.

PHOTOS



GARBAGE DISPOSAL



Kitchen



MICROWAVE OVEN



Kitchen



OVEN/RANGE



Kitchen



REFRIGERATOR



Kitchen

2. Balconies, Decks and Porches

DESCRIPTIONS

Balcony, Deck or Porch

Type

Porch

Material

Concrete



BALCONY, DECK OR PORCH



Exterior: Ground View

3. Building Exterior

DESCRIPTIONS

Downspout

Material

Aluminum

Drainage Location

Above grade

Eave

Soffit Material

Vinyl

Fascia Material

Vinyl

Siding

Material

Vinyl



DOWNSPOUT



Exterior: Ground View

MODERATE CONCERN

Extensions are missing

IMPACT

Water flow is not contained and may drain near foundation increasing the risk of flooding

SUGGESTED ACTION

Install downspout extensions reaching 5-6 feet from the building

MINOR CONCERN

Extension discharges to an obstacle

IMPACT


The obstacle prevents rain water from discharging away from the foundation increasing the risk of moisture intrusion

SUGGESTED ACTION

Replace the extension to be away from the obstacle


PHOTOS



✓ **EAVE**  Exterior: Ground View

✓ **EXHAUST VENT**  Exterior: Ground View

✓ **EXTERIOR TRIM**  Exterior: Ground View

✓ **GUTTER**  Exterior: Ground View



SIDING



Exterior: Ground View

MODERATE CONCERN

Missing

IMPACT

Without siding, protection from elements is lacking

SUGGESTED ACTION

Replace the missing section of siding

PHOTOS



4. Building Structure

DESCRIPTIONS

Roof Sheathing

Material

OSB

Roof Structure

Roof Style

Gable

Framing Type

Trusses

✓ **JOIST**  Attic

✓ **ROOF SHEATHING**  Exterior: Roof View

✓ **ROOF STRUCTURE**  Exterior: Roof View

✓ **SLAB**

✓ **TRUSS**  Attic

5. Electrical

DESCRIPTIONS

Electric Service Panel

Wiring Type - Main Copper

Wiring Type - Distribution Copper

Panel Type Circuit breakers

Panel Rating 200 Amp

Manufacturer Name Square D

Electrical service

Service Entry Style Underground

Rating 200 amps

Location Of Main Disconnect Garage

✓ AFCI

✓ CO ALARM

✓ CEILING FAN

✓ DOOR BELL  Exterior: Ground View

✓ ELECTRIC SERVICE PANEL

✓ ELECTRICAL SERVICE  Exterior: Ground View

✓ GFCI



JUNCTION BOX



Attic, Laundry Room / Mudroom

SAFETY CONCERN

Has open wires

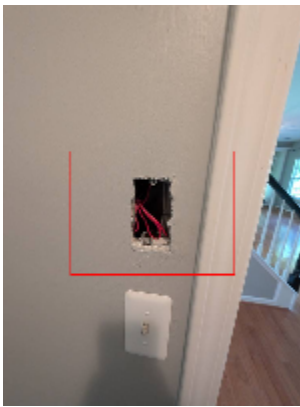
IMPACT

Exposed energized wiring can be hazardous to touch

SUGGESTED ACTION

Have repaired by a licensed electrician

PHOTOS



SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, electrical shock may result if touched

SUGGESTED ACTION

Install a cover

PHOTOS





LIGHT FIXTURE



Hallway and Stairs, Bedroom

MINOR CONCERN

Loose and/or not affixed to the ceiling or wall

IMPACT

A loose light fixture may dislodge from the ceiling

SUGGESTED ACTION

Secure to the wall or ceiling

PHOTOS



MINOR CONCERN

Bulb is burned out

SUGGESTED ACTION

Replace the bulb

PHOTOS



SAFETY CONCERN

Bulb is flickering

IMPACT

If the flickering is related to loose wiring, it may arc and ignite

SUGGESTED ACTION

Ensure the wires are securely connected with a proper connector. If the bulb is still flickering, have repaired by a qualified electrician.

OTHER INFORMATION

A flickering bulb may indicate potential loose wiring

PHOTOS



✔ OUTLET



SMOKE ALARM



Family Room, Bedroom

SAFETY CONCERN

Smoke detector hanging from wires

IMPACT

Wires exposed, could come loose and have exposed hot wires. Not secured properly.

SUGGESTED ACTION

Ensure that smoke detector is wired properly and secured to ceiling by qualified person.

PHOTOS



SAFETY CONCERN

Battery has been removed from smoke detector.

IMPACT

If the power goes out, the smoke detector will not work properly and detect if there is smoke or fire in the home.

SUGGESTED ACTION

Recommend replacing battery in smoke detector.

PHOTOS



✓ SWITCH

✓ WIRING

6. Fireplace and Chimney

DESCRIPTIONS

Chimney / Flue

Viewed From

From Ground

Fireplace

Firebox Material

Brick


Energy Source

Gas

 CHIMNEY / FLUE

 FIREPLACE

DISCLAIMERS

 Gas fireplace not tested because gas valve was in off position.

7. HVAC

DESCRIPTIONS

AC-Condenser 1

Maximum Fuse / Breaker Rating 20

Capacity 2 Ton

Year Built 2024

Manufacturer American Standard

Energy Source Electric

AC-Condenser 2

Year Built 2005

Maximum Fuse / Breaker Rating 20

Manufacturer Carrier

Energy Source Electric

Capacity 2 Ton

AC-Evaporator Coil 1

Year Built 2024

Manufacturer Carrier

AC-Evaporator Coil 2

Year Built 2024

Manufacturer Carrier

Air Conditioner 1

Installed Fuse Breaker	20
Year Built	2024
Maximum Fuse/ Breaker Rating	20
Manufacturer Name	American Standard
Energy Source	Electric
Condensing Type	Air
Capacity	2 Ton
Air Distribution Method	Ducts
Air Conditioner Type	Split

Air Conditioner 2

Year Built	2005
Maximum Fuse/ Breaker Rating	20
Manufacturer Name	Carrier
Installed Fuse Breaker	20
Energy Source	Electric
Condensing Type	Air
Capacity	2 Ton
Air Distribution Method	Ducts

	Air Conditioner Type	Split
Furnace 1	Year Built	2024
	Efficiency	High-efficiency
	Manufacturer Name	Carrier
	Heat Distribution Type	Forced Air
	Energy Source	Gas
Furnace 2	Year Built	2023
	Manufacturer Name	Carrier
	Heat Distribution Type	Forced Air
	Energy Source	Gas
	Efficiency	High-efficiency
HVAC Venting	Type	Direct
	Material	Metal, PVC
Thermostat 1	Temperature Differential	14
Thermostat 2	Temperature Differential	6

! AC-CONDENSER 1

📍 Exterior: Ground View

COMPLIMENT

Manufacturer data plate

PHOTOS



MODERATE CONCERN

Condenser airflow is blocked by vegetation

IMPACT

An air conditioner is engineered to remove the heat by having a designed amount of air flow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool.

SUGGESTED ACTION

Cut back the vegetation

PHOTOS





AC-CONDENSER 2



Exterior: Ground View

COMPLIMENT

Manufacturer data plate

PHOTOS



MINOR CONCERN

Insulation is damaged

IMPACT

Without proper insulation, the warmer air may create condensation on the suction line, which could damage the surrounding area and/or create a slipping hazard. In addition, by warming the refrigerant, operating efficiency is reduced.

SUGGESTED ACTION

Replace the insulation with 3/4 to 1 inch vapor-proof insulation

PHOTOS



AC-EVAPORATOR COIL 1



Attic

COMPLIMENT

Manufacturer Data Plate

PHOTOS



✓ AC-EVAPORATOR COIL 2 📍 Attic

! AIR CONDITIONER 1 📍 Exterior: Ground View

COMPLIMENT Manufacturer data plate

PHOTOS



MODERATE CONCERN Condenser airflow is blocked by vegetation

IMPACT

An air conditioner is engineered to remove the heat by having a designed amount of air flow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool

SUGGESTED ACTION

Cut back the vegetation

— AIR CONDITIONER 2

✓ DUCTWORK  Attic

— FURNACE 1  Attic

— FURNACE 2

✓ HVAC VENTING  Attic



REGISTER / RETURN



Hallway and Stairs

POSSIBLE CONCERN

Air filter on return vent downstairs appears to be dirty

IMPACT

A dirty air filter can cause cooling system to not function properly.

SUGGESTED ACTION

Recommend further evaluation and/or repair by a qualified person.

PHOTOS



THERMOSTAT 1



Bedroom

! THERMOSTAT 2  Hallway and Stairs

MAJOR CONCERN

Temperature differential between supply and return is 6 degrees.

IMPACT

Air conditioning unit is not cooling efficiently.

SUGGESTED ACTION

Recommend further evaluation and/or repair by Licensed HVAC contractor.

PHOTOS



8. Insulation and Ventilation

DESCRIPTIONS

Attic Ventilation

Type

Soffit, Ridge

Insulation

Insulation Style

Blown In

Approximate Depth

10"

Kitchen / Bath Exhaust

Type

Ceiling / Wall Vent

! ATTIC VENTILATION 📍 Attic

MODERATE CONCERN

Blocked

IMPACT

Without proper venting, moisture will build up in the attic, potentially causing mold growth. The excessive heat may also damage roof decking and roof shingles as well as cause cooling equipment to work harder.

SUGGESTED ACTION

Clear the blocked vent

PHOTOS



✓ INSULATION 📍 Attic

✓ KITCHEN / BATH EXHAUST 📍 Attic

9. Landscaping and Hardscaping

DESCRIPTIONS

Driveway	Material	Concrete
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Patio and walkway	Material	Concrete
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 **DRAINAGE AND GRADING**  Exterior: Ground View

 **DRIVEWAY**  Exterior: Ground View

 **PATIO AND WALKWAY**  Exterior: Ground View

 **STAIR AND STOOP**  Exterior: Ground View



VEGETATION AROUND HOME



Exterior: Ground View

MODERATE CONCERN

Vegetation is growing against the home.

IMPACT

Vegetation growing against home can cause damage to siding; allowing moisture and/or pest intrusion.

SUGGESTED ACTION

Recommend trimming back vegetation by a qualified person.

PHOTOS



10. Plumbing

DESCRIPTIONS

Bathroom Sinks	Type (Bathroom)	Vanity Mount
Cleanout	Location	Downstairs hallway closet, End of Driveway
Fuel Lines	Material	Black Iron
Main fuel supply	Shutoff Location	In Garage
	Location of Gas Meter	Right side of home (when facing)
Main water valve	Shutoff Location	Garage next to water heater
	Water Meter Location	Driveway by street
	Main Water Supply Valve Location	Garage
Tub	Type	Drop-in
	Material	Fiberglass
Waste Discharge Pipe	Plumbing Waste Piping Material	PVC
Water Heater	Btu Or Watt Input Rating	40000
	Year Built	2022

Type Recovery

Manufacturer Name AO Smith

Energy Source Natural gas

Capacity 50 gal

Water Pipe

Water Distribution Piping MaterialPVC

✓ BATHROOM SINKS

MINOR CONCERN

Drain stop is missing

SUGGESTED ACTION

Replace the drain stop

PHOTOS



✓ CLEANOUT

✓ FUEL LINES

✓ HOSE BIBB  Exterior: Ground View

✓ MAIN FUEL SUPPLY  Exterior: Ground View

✓ MAIN WATER VALVE  Exterior: Ground View

✓ PLUMBING VENT  Exterior: Roof View

✓ STAND-ALONE SHOWER  Bathroom

✓ TOILET  Bathroom

NOT WORKING

Faucet handles do not operate

SUGGESTED ACTION

Repair the handle valve or replace the entire faucet assembly

PHOTOS



✓ **WASTE DISCHARGE PIPE**

✓ **WATER HEATER** 📍 Garage

✓ **WATER PIPE**

11. Roof

DESCRIPTIONS

Roof Material

Roof Material

Asphalt (3-tab)



ROOF FLASHING



Exterior: Roof View

OBSERVATION TO MONITOR

Caulk/sealant is deteriorating on headwall flashing on back of home.

IMPACT

Deterioration of caulk/sealant could allow water intrusion.

SUGGESTED ACTION

Recommend further evaluation and/or repair by qualified roofing contractor.

PHOTOS





ROOF MATERIAL



Exterior: Roof View

OLD

Shows signs of excessive wear

IMPACT

The condition of the roof will further deteriorate and water could infiltrate causing interior damage

SUGGESTED ACTION

Budget for a new roof. In the interim, a higher level of maintenance can be expected. Recommend further evaluation and/or repair by a qualified roofing contractor.

OTHER INFORMATION

Excessive wear is a sign that the roof is nearing the end of its useful life

PHOTOS



MODERATE CONCERN

Exhibits nail popping and/or exposed nail heads

IMPACT

If left unattended, the roofing system will be compromised, and water could penetrate the wood causing leaks and interior damage

SUGGESTED ACTION

Replace the popped nail with a new nail 1" higher than the existing hole. Make sure to apply roofing cement to cover the existing nail hole.

OTHER INFORMATION

Nail pops can be caused by a variety of reasons. When the temperature changes, expansion, and contraction can cause the nails to pop up and lift the shingles. It may also be caused by inadequate ventilation. Other causes of nail pops can be that the shingles were not nailed tightly when the roof was installed.

PHOTOS



12. Room Components

DESCRIPTIONS

Cabinet	Material	Wood Veneer
Ceiling	Material	Drywall
Countertop	Material	Granite
Exterior door	Materials	Aluminum, Fiberglass
Floor	Floor Cover	Vinyl, Laminate, Carpet, Hardwood
Garage door opener	Type	Manual
	Manufacturer	Genie
Interior Door	Materials	Hollow Core
Overhead Door	Material	Aluminum
Screen	Material	Metal
Stair	Stair Covering	Carpet
	Rail Material	Wood
Wall	Material	Drywall

Window

Window Type

Single hung

Window Glass Type

Double pane

Window Frame Type

Vinyl

✓ ATTIC ENTRY

✓ CABINET  Bathroom, Kitchen

✓ CEILING

✓ COUNTERTOP

✓ EXTERIOR DOOR  Exterior: Ground View

✓ FLOOR



GARAGE DOOR OPENER



Garage

NOT WORKING

Button on the wall switch does not operate the door. Door can still be opened and closed manually.

IMPACT

Door cannot be opened with automatic opener switch.

SUGGESTED ACTION

Recommend further evaluation and/or repair by a qualified person.

PHOTOS





INTERIOR DOOR



Other Room, Attic, Bedroom

MINOR CONCERN

Attic door not closing properly.

IMPACT

Door does not close all the way which could allow unconditioned air to enter conditioned space which lessens the efficiency of heating/cooling system.

SUGGESTED ACTION

Recommend having adjusted by a qualified person so that door closes properly.

PHOTOS



MINOR CONCERN

Door not closing properly.

IMPACT

Door does not close with normal operation.

SUGGESTED ACTION

Recommend having adjusted by a qualified person so that

door closes properly.

PHOTOS



✓ INTERIOR TRIM



OVERHEAD DOOR



Garage

MINOR CONCERN

Bottom weather seal is damaged or missing

IMPACT

Without a weather seal, exterior air and elements could enter the garage

SUGGESTED ACTION

Replace or install new weather seal

PHOTOS



! SCREEN

MODERATE CONCERN

Missing

IMPACT

Should the window be open, lacks protection from insects

SUGGESTED ACTION

Consult with the seller to identify if screens exist. If they do not, install screens as needed. Recommend further evaluation and/or repair by qualified person.

✓ STAIR

✓ VANITY  Bathroom

✓ WALL

✓ WINDOW

Home Tour

