

# Full Disclosure Home Inspection Agency

## North Carolina Standard of Practice – Inspection Summary

**Property Address:** [REDACTED]

**Date & Time of Inspection:** December 17, 2025 at 2:00 PM

**Year Built:** 1973    **Approx. Living Area:** 1,025 sq. ft.

**Bedrooms/Bathrooms:** 3 Bedrooms / 1.5 Bathrooms

**Licensed Home Inspector:** Michael Trudell

**Client(s):** [REDACTED]

**Client Phone Numbers:** [REDACTED]

**Client's Agent:** [REDACTED]

### Inspection Scope & Limitations (NC SOP)

This inspection was performed in accordance with the North Carolina Home Inspector Licensure Board Standard of Practice. The inspection is a visual evaluation of readily accessible systems and components of the home at the time of inspection. This summary is not a substitute for the complete inspection report. Clients are strongly advised to review the full report, including photographs, recommendations, and limitations noted therein.

### Overall Condition

The home is approximately 52 years old and is considered to be in typical condition for a dwelling of this age. Multiple components and systems are aged, and deferred maintenance is present.

### Ancillary Service (Non-WDO/WDI)

A non-WDO/WDI ancillary inspection for rodent and insect activity was conducted/recommended. This service does not constitute a Wood-Destroying Organism (WDO/WDI) inspection and should not be relied upon in lieu of an official WDO/WDI report. Further evaluation by a licensed pest control professional is recommended.

### Significant Findings & Safety Concerns

- Roof and roof structure exhibit installation deficiencies and multiple areas of concern for water intrusion, including improper flashing at the chimney and altered roof panels.
- Roof sheathing damage observed consistent with prior removal of a wood stove pipe. Refer to roofing section and photos.
- Chimney is not currently in use.
- Electrical system requires further evaluation by a licensed electrician.
- Plumbing leak present at the master bathroom sink; one toilet observed loose and requires securing.
- Crawlspace plumbing shows signs of non-professional modifications and improper fastening.
- No visible insulation observed between floor joists and subfloor in the crawlspace.

### Mechanical Systems – Age Considerations

Mechanical systems are dated and nearing or beyond typical service life expectations. Observed approximate ages include: septic circulation pump (~43 years), water heater (~32 years), and heat pump (~18 years). Although operational at the time of inspection, future repair or replacement should be anticipated.

### **Interior Observations**

Interior rooms were observed to be in typical condition for the age of the home. Carpeting shows significant wear and staining, with areas of backing exposed and loss of pile.

### **Recommendations**

All repairs and further evaluations should be performed by qualified, licensed contractors specializing in the appropriate trade disciplines. Refer to the full inspection report for additional details, photographs, and explanations.

### **Closing Statement**

Thank you for allowing Full Disclosure Home Inspection Agency to evaluate this property. This inspection reflects the condition of the home at the time of inspection only and is intended to assist the client in making informed decisions regarding their investment. [REDACTED]

Happy Holidays and Merry Christmas.