



Michael Trudell  
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Full Disclosure Home Inspection Agency  
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## PROFESSIONAL INSPECTORS SUMMARY

### Client & Agent Information

XXXXXXXXXXXXX  
XXXXXXXXXXXXX  
XXXXXXXXXXXXX  
Phone: xxx-xxx-xxxx  
Email:

Listing Agent:  
XXXXXXXXXXXXX  
XXXXXXXXXXXXX  
XXXXXXXXXXXXX  
Email:

Inspection Date: February 24, 2026  
Inspection Time: 12:00 PM

### Home Inspection Report

(Performed in accordance with the North Carolina Standards of Practice)

#### Property Overview:

- Year Built: 2005 (Approximately 21 years old)
- Approximate Living Area: 2,268 sq. ft.
- Structure: Modular Home (Double Wide Configuration)
- Bedrooms/Bathrooms: 3 Bedrooms / 2 Bathrooms (Upstairs)
- Foundation Type: Listed as Crawlspace; home is supported on pressure-treated 6x10 pier

The home presents in typical condition for its age. Approximately ten (10) deferred maintenance or moderate monitoring items, one (1) recommended repair/concern, and two (2) safety concerns were noted.

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## Roof System

### 2.1.1 Roof Covering

- Roof shows average wear consistent with age.
- No major active leaks observed at time of inspection.

### 2.3.1 Drainage Systems

- Gutters are missing.
- Lack of gutters contributes to water runoff against foundation and exterior sheathing.
- Recommendation: Install proper gutter and downspout system to manage roof drainage away from foundation.

## Exterior

### 3.3.1 Decks and Balconies (Front and Rear Decks)

- Missing joist hangers at deck framing connections.
- No lag bolts securing deck ledger boards to main structure.
- Decks currently fastened primarily with nails, which is insufficient structural support.
- Safety Concern #1: Improper deck attachment can lead to structural failure.
- Recommendation: Licensed contractor to properly secure decks using approved structural fasteners and ledger attachments.

### 3.6.1 Main Entry Door

- Rotted casement.
- Loose threshold observed.
- Recommendation: Repair/replace damaged components to prevent further moisture intrusion.

### 3.1.1 Vegetation & Grading

- Negative grading observed around portions of the home perimeter.
- Moisture intrusion noted along exterior T111 wall sheathing.
- Recommendation: Regrade soil to slope away from foundation (minimum 6 inches within first 10 feet)

## Attic

### 4.3.1 Attic Access

- No readily accessible attic entry point.
- Multiple sealed access points observed in upstairs knee walls.
- Limitation noted per NC Standards of Practice.
- Recommendation: Provide proper attic access for future evaluation and maintenance.

## Interior

### 5.3.1 Walls & Ceilings

- Minor cracking and cosmetic damage noted.
- Ceiling cracking observed between kitchen and main living room at modular seam.
- Condition typical of modular/double-wide homes due to settling.
- Monitor for movement progression.

### 5.4.1 Lighting, Fans, and Switches

- Recommendation: Upgrade to tamper-resistant receptacles in kitchens and bathrooms for safety compliance.

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## Bathrooms

- Upstairs bathroom faucet exhibited no water pressure even when main water valve was opened.
- Buyer is aware that the current owner is working on the well system due to pressure issues.
- Water was briefly activated to test interior fixtures.
- Main shut-off valve was turned off before leaving property.

## Floors

### 6.2.1 Floors, Walls, Ceilings

- Minor floor damage in one bedroom closet.

### 6.2.2 Floor Transitions

- Uneven transition between kitchen and living room.
- Monitor for further settling.

## Foundation & Structure

### 8.2.1 Foundation Walls

- Monitor for further settling.
- Efflorescence observed (salt staining due to moisture intrusion).
- Flaking of T111 exterior sheathing.
- Condition attributed to negative grading and absence of gutters.
- Condition attributed to negative grading and absence of gutters.
- Recommendation: Correct drainage and monitor sheathing condition.

## Plumbing

### 9.3.1 Water Heater

- No TPR (Temperature Pressure Relief) discharge extension pipe installed.
- Safety Concern #2: TPR discharge must terminate within 6 inches of drip pan.
- Recommendation: Install proper TPR extension pipe per safety standards.

## Pest, Rodent & Termite Summary

### Non-WDO/WDI Visual Inspection Performed

#### 1.1.1 Pest Activity

- Mud daubers and minor pest activity observed (see photos).
- Recommendation: Licensed pest control contractor evaluation.

A licensed termite inspector conducted a separate inspection following today's evaluation.

- A separate termite inspection report will be sent directly to the client via email as requested.

## Well & Water Inspection Report

At time of inspection, well pump system was under repair and not operating properly.

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## Well System

### 1.1.1 & 1.1.2 Well Pump

- Pump observed running continuously.
- Continuous operation commonly indicates compression tank not maintaining proper pressure.
- Possible failed bladder inside pressure tank.
- Further evaluation required by qualified well professional.

#### Well Details:

- Sealed well (no visible/verifiable ID tag).
- Pressure switch rating: 30/50.
- Well pump location: Approximately 65–70 feet off left rear corner of home in backyard.
- See attached video and photos for reference.

## Water Treatment System

### 2.1.1 Filtration & Softener System

- Dual filtration (likely carbon and pleated filters).
- System appeared low on salt.
- Water softener flashing indicator observed.
- Recommendation: Service system and replenish salt; further evaluation recommended.

## Water Sampling

- Water samples collected at 11:00 AM on February 24, 2026.
- Samples submitted to certified laboratory.

#### Testing includes:

- Total Chlorine
- Nitrates
- Nitrites
- Bacteria

Separate laboratory results will be forwarded via email once received.

## Closing Summary

Overall, the home is in typical condition for its age (21 years). While several deferred maintenance items and minor repairs were noted, addressing drainage, deck structural support, plumbing safety corrections, and well system repairs should significantly improve performance and longevity.

With proper maintenance and completion of recommended repairs, this home should provide many years of enjoyment to its new owners.

Thank you, Adam Lambert, for allowing Full Disclosure Home Inspection Agency to perform your comprehensive inspection services.

Thank you to Hank McClenny of Coldwell Banker Sea Coast Advantage for being present during the inspection.

If you have any questions or concerns after reviewing the full report, please feel free to contact my office at 252-717-2565 or via email at [fulldisclosure28590@gmail.com](mailto:fulldisclosure28590@gmail.com).

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