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INSPECTION REPORT

7933 Parknoll Dr

Huntersville, NC 28078

INSPECTION DATE 6/11/2026

INSPECTED BY

Greg Walk

C - 814-341-9451

O - (704)542-6575

greg@hicarolina.com

NC #4861

Home Inspection Carolina



A handwritten signature of Greg Walk in black ink.

PREPARED FOR

Liz Hoegler

ADDRESS

7933 Parknoll Dr

CITY / STATE / ZIP

Huntersville, NC 28078

INSPECTION DATE

6/11/2026

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COMPLETE HOME INSPECTION REPORT

Exclusively for: Liz Hoegler*Including: Limitations, Recommendations, Material Types, and Additional Photos*

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

DATE	PROPERTY	BUYER'S AGENT	INSPECTOR
6/11/2026	7933 Parknoll Dr Huntersville NC 28078	Mary Kay Portaro	Greg Walk C - 814-341-9451 O - (704)542-6575 greg@hicarolina.com NC #4861 

People present at the time of inspection:

Additional people were present during the inspection. This can create a distraction or prevent areas to be accessible due the additional people present. Because of the time constraints of normal home inspection these areas may not have been inspected., Buyer(s), Buyers Agent, Contractor(s)

Building Type:

Single Family.

Utilities Status:

All utilities on

Outside Temperature (F):

90-100 Degrees

Payment Type:

Paid by Check at the time of inspection

House Occupancy/Limitations:

The home was occupied at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc.

Inspection Report Information

Your summary section is **NOT** the entire report.

IMPORTANT

A qualified licensed contractor who specializes in the respective fields of our findings or defects listed should be consulted to evaluate any and all findings or defects further. There may be other defects concealed and or otherwise unseen at the time of the initial inspection. Further evaluation is recommended before the closing or end of the due diligence period, whichever comes first.

The complete report may include additional information of great 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 or South Carolina real estate agent or an attorney.

Please understand that this is a visual inspection only. The report provided is intended only as a general guide to help you make your own evaluation of the overall condition of the home. This inspection is not intended to reflect the value of the premises nor make any representation as to the advisability of purchase.

Home Inspection Definitions

Home Inspection	A limited, non-invasive visual examination of the condition of a home, designed to identify material defects in essential components of a residential dwelling.
Direction	Our State requirements require us to direct our clients to consult with qualified licensed contractors for further evaluation of all defects identified within our report. It is essential that you thoroughly understand the extent of any problem before the closing of the property.
Ancillary Services	Services such as Mold Sampling, Radon Tests, etc., are not part of this home inspection and do not fall under NC or SC Standards of Practice. For more information visit homeinspectioncarolina.com/services
Material Defects	A specific issue with a system or component of a residential property that may have a significant, adverse impact on the property's value or pose an unreasonable risk to people.
Standards of Practice	This inspection has been completed according to the standards of practice and code of ethics within the states of North or South Carolina. NC SOP SC SOP

The following report reflects the visual conditions of the property at the time of the inspection only. The summary and main report are a list of items found to be defective, needing repair, or further evaluation. Hidden or concealed defects are not inspected and are not included in this report. No warranty is either expressed or implied. This report is not an insurance policy nor a warranty service.

The point of reference for this report is from the street looking at the front of the house.

✓ Results at a glance

47

✓ ITEMS INSPECTED
Total number in report.

18

📋 SUMMARY COMMENTS
Total number in report.

71

📷 PHOTOS
Total number in report.

🏠 1. Deck(s)/Patio(s)/Porches

☰ Description

DECK INFORMATION

Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. There is no inspection and/or evaluation or moving of landscape components such as but not limited to trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting.

🔧 Styles & Materials: Deck(s)/Patio(s)/Porches

Patio Type:

Concrete

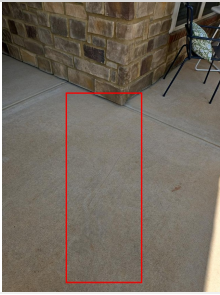
👁 Items: Deck(s)/Patio(s)/Porches

1.0 Deck/Patio/Porch Visual Findings

📋 Further evaluation is needed.



Cracking was present at the front porch concrete surface. Cracks in concrete porch surfaces can allow further separation and may create uneven walking surfaces. Correction is needed to help maintain the porch surface. Have a qualified general contractor evaluate and correct as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

2. Exterior/Trim/Foundation

Description

EXTERIOR INFORMATION

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified licensed engineer that specializes in residential dwellings. The inspection will certainly alert you to any suspicious cracks if they are clearly visible. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, an engineer that specializes in residential dwellings, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommended that inquiry is made with the seller about knowledge of any prior foundation or structural repairs.

All items that are freshly painted including, but not limited to, trim, exterior siding, fascia, and soffit cannot be fully or completely viewed to determine if wood rot exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

Styles & Materials: Exterior/Trim/Foundation

Siding Types:

Stone Veneer Siding
Engineered Wood Siding

Stories/Foundation:

2 Stories on a Slab Foundation

Items: Exterior/Trim/Foundation

2.0 Exterior Visual Findings

 This area or system was visually inspected

2.1 Trim Visual Findings

 This area or system was visually inspected

2.2 Foundation Visual Findings

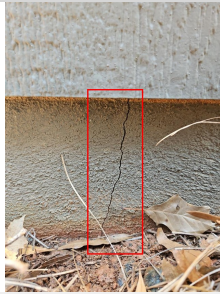
 Further evaluation is needed.



Cracking was present at the foundation at the left side, rear and right side areas of the home. Cracks in foundation surfaces can allow moisture entry. Correction is needed to help maintain the foundation surface. Have a qualified general contractor and or structural engineer evaluate and correct as needed.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



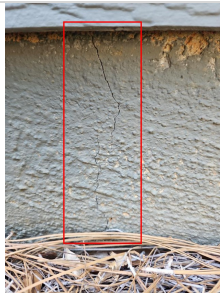
2.2 Item 5 (Picture)



2.2 Item 6 (Picture)



2.2 Item 7 (Picture)



2.2 Item 8 (Picture)

3. Grounds/Pavings

Description

GROUND INFORMATION

This inspection is not intended to address or include any geological conditions or site stability information. There are no comments or reporting on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed portions around the foundation or exterior walls. The inspection and/or evaluation are not made on any mechanical or remotely controlled components such as driveway gates.

Items: Grounds/Pavings

3.0 Ground Area Visual Findings:

 Further evaluation is needed.

 Cracking was present at the rear patio concrete surface. Cracks in concrete patio surfaces can allow further separation and may create uneven walking surfaces. Correction is needed to help maintain the patio surface. Have a qualified general contractor evaluate and correct as needed.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)

4. Garage-Carport

Description

GARAGE INFORMATION

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. It is not uncommon for moisture to penetrate garages, particularly with slabs-on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. This inspection does not include the inspection of detached garages, however, if a detached garage was inspected without additional costs it was inspected as a courtesy and should not be considered a part of the home inspection as it is not attached to the main structural inspection of the home.

Styles & Materials: Garage-Carport

Reverse Tension Tested:

Yes -The reverse tension was evaluated by testing the response to downward force.

Garage Sensors

(photoelectric safety devices):

Tested and present at the time of inspection

Items: Garage-Carport

4.0 Garage Visual Findings

 Further evaluation is needed.

 The weatherstripping and trim around the garage door were damaged and warped. Damaged or warped garage door trim and weatherstripping can allow moisture, air and pests to enter around the garage door opening. Correction is needed to help maintain the garage door opening. Have a qualified general contractor evaluate and correct as needed.



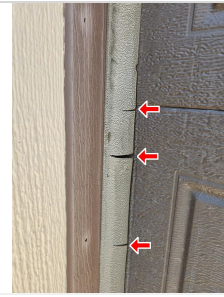
4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

**4.0 Item 4 (Picture)****4.0 Item 5 (Picture)****4.0 Item 6 (Picture)**

4.1 Garage Limitations



The garage walls were not fully visible due to stored items along the walls in the garage. Due to the stored items obstructing the viewing of the foundation within the garage, there is no way to determine if there is termite activity. During the final walk through, it is recommended that you thoroughly inspect the foundation walls for any mud tubes; or you can elect to have us come back out and re-inspect the foundation walls for an additional trip fee before closing. The conditions are unknown at the time of inspection; because of this, it is recommended that the foundation be further evaluated during the final walk through before closing to determine or identify any tubes or damage.

**4.1 Item 1 (Picture)****4.1 Item 2 (Picture)**

5. Roof Systems

Description

ROOF INFORMATION

Although not required, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, the number of layers, quality of material, the method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

Every roof is inspected conscientiously; the remaining life expectancy, or guarantee that it will not leak, cannot and will not be provided by the inspector. It is recommended that you ask the sellers to disclose any information pertaining to repairs, leaks, and/or any additional information. Attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors are not inspected. It is at the discretion of the inspector to climb and/or walk on the roof as it is not a requirement to do so.

Styles & Materials: Roof Systems

Roof Covering Materials:

Asphalt Shingles

Roof Access:

Walked on the roof.

Items: Roof Systems

5.0 Roof Visual Finding(s)

 Further evaluation is needed.

 Exposed nails were present at multiple roof areas. Exposed nails can allow moisture entry through the roof covering. Correction is needed to help maintain the roof covering.
Have a qualified roofing contractor evaluate and correct as needed.



5.0 Item 1 (Picture)



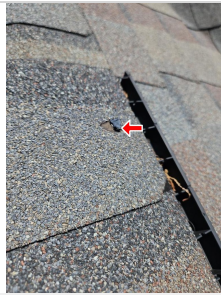
5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)



5.0 Item 10 (Picture)



5.0 Item 11 (Picture)

5.1 Gutter Visual Finding(s)

☑ This area or system was visually inspected

5.2 Recommendations/Information

☑ .

The downspouts drain into an underground system. Unable to determine where the gutters empty and if they are draining properly.

5.3 Roof Limitations/Restrictions

☑ .

Unable to view in the gutters and/or determine if there is standing water due to gutter guards being installed and obstructing the view of the interior of the gutters.

 6. Attic Interior System

 Description

ATTIC INFORMATION

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners cannot be viewed within the attic areas, These areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas.

 Styles & Materials: Attic Interior System

Framing and Component

Types:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Unfinished Area Insulation

Type(s):

Blown Fiberglass
Fiberglass Batts or Rolled Batts

Attic Location(s):

Bonus room wall

 Items: Attic Interior System

6.0 Attic Visual Findings

 This area or system was visually inspected

7. Plumbing System

Description

PLUMBING INFORMATION

Water quality or hazardous materials testing is available however is not included with this inspection unless added as an additional service. Underground piping related to water supply, waste, sprinkler, as well as drainage systems is excluded from this inspection. The presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume cannot be inspected.

The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

The inspection does not assure that the plumbing systems of the home will meet the demands of a family when in use.

Styles & Materials: Plumbing System

Visible Plumbing Materials:

PEX

PVC

Plumbing Vent Pipe Material**Type(s):**

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallons

Water Heater Location:

Garage

**Main Water Shut Off
Location:**

The garage wall

Items: Plumbing System

7.0 Plumbing Conditions/Visual Findings

 This area or system was visually inspected

7.1 Water Heater Conditions/Visual Findings

 This area or system was visually inspected

7.2 Water Temperature Information

 Further evaluation is needed.

-  The hot water temperature measured approximately 108 degrees at the tested fixture. Water temperatures below 120 degrees may not provide adequate hot water for normal use and can allow bacterial growth inside a tank style water heater. Correction is needed for proper hot water temperature. Have a qualified plumbing contractor evaluate and correct as needed.

**7.2 Item 1 (Picture)**

7.3 Plumbing Recommendations/Information



(1) Water heater reference photo

**7.3 Item 1 (Picture)****7.3 Item 2 (Picture)**

(2) When we inspected your water heater, we visually checked the timer-operated water circulation pump for any leaks, no leaks were detected at the time of inspection. However, it was not possible to determine whether the pump was working properly or functioning as intended during the inspection since this can only be determined through regular use of the water heater.

**7.3 Item 3 (Picture)**

(3) The jetted tub in the downstairs bathroom was filled with water and tested for basic function.



7.3 Item 4 (Picture)

8. Laundry Area

Description

LAUNDRY INFORMATION

Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and/or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Items: Laundry Area

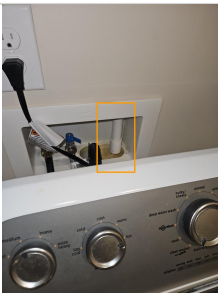
8.0 Laundry Area Visual Findings

 This area or system was visually inspected

8.1 Recommendations/Information

 .

This home has a condensate drain line that connects to the main waste line for the washing machine in the laundry room. Note: During the summer when the AC unit is operating, you may hear a dripping sound coming from this area. This is typical; the HVAC units condensation drain line is dripping from the attic or upstairs area down to the laundry drain below causing a dripping sound.



8.1 Item 1 (Picture)

 9. Electrical System

 Description

ELECTRICAL INFORMATION

Load-calculations are not performed to determine if the supply meets the demand. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors and tested regularly.

 Styles & Materials: Electrical System

Panel Location(s): Garage	Panel Cover: Removed and interior inspected	Main Power Panel Size: 200 amp service
Service Entry Conductor Type: Aluminum	Service Voltage: The incoming electrical service to the structure is 120/240 volts, with circuit breakers.	Branching Circuit Wiring Type: Branching Copper Wiring with Aluminum on (220) appliances.
Service Type: Underground		

 Items: Electrical System

9.0 Electrical Visual Findings

 Further evaluation is needed.

-  (1) Unidentified 3 way switches were present at the primary bedroom rear exterior door and at the rear exterior door near the kitchen. Switches with no identified function may indicate disconnected, abandoned or non functioning electrical components. Further evaluation is needed to determine their function. Have a licensed electrician evaluate and correct as needed.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

-  (2) The living room light did not function when tested. Non functioning lighting can be due to a bulb, fixture, switch or wiring issue. Correction is needed for proper light operation. Have a licensed electrician evaluate and correct as needed.



9.0 Item 3 (Picture)

-  (3) The rear exterior light did not function when tested. Non functioning exterior lighting can limit visibility at exterior walking areas. Correction is needed for proper light operation. Have a licensed electrician evaluate and correct as needed.



9.0 Item 4 (Picture)

-  (4) The rear exterior light above the door was broken and did not function when tested. Broken exterior lighting can expose electrical components and prevent proper lighting at the door area. Correction is needed for proper light operation.

Have a licensed electrician evaluate and correct as needed.



9.0 Item 5 (Picture)



9.0 Item 6 (Picture)

10. HVAC System(s) Information

Description

HVAC System(s) Information and Limitations

The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.

During this inspection, it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly.

The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit is serviced yearly to ensure the unit operates and functions efficiently.

The home inspector does not determine the age of the HVAC unit. If the unit(s) are older than 10 years or if the age or the age is unknown, it is recommended that the unit(s) have a complete invasive inspection of the entire unit by a licensed HVAC contractor. Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing. If the home is vacant or in foreclosure, a complete invasive inspection of the entire unit by a licensed HVAC contractor is recommended before the closing of escrow on the home.

Styles & Materials: HVAC System(s) Information

Air Conditioning Type(s):

Central Split System(s)

Power Source:

Electric 220 Volt

Heating Type(s):

Forced Air Unit(s)

Fuel/Power Source(s):

Natural Gas

Ducts/Air Supply Types:Metal Distribution Boxes:
Flexible round duct work**Access Panel(s) Removed
during visual inspection?:**

Yes

Items: HVAC System(s) Information

10.0 Air Temp Drop Differential

 This area or system was visually inspected

The cooling system produced a return air temperature of approximately 76 degrees and a supply air temperature of approximately 59 degrees, for an approximate temperature differential of 17 degrees. This temperature differential is within a typical operating range for a cooling system under normal testing.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

10.1 Gas Heat



Please note the home has a gas appliance due to the home having a gas appliance that is recommended having a gas leak detector installed before moving into the home or shortly thereafter. Gaslight detectors can detect potential gas leaks, ensuring safety for you and your family.

During this inspection, it is impossible to determine the condition of the interior of the ductwork or vent systems. The interior of the ductwork or vent systems may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for organic growth, organic growth, or other organic growth. We are not organic growth inspectors and are not certified in identifying types of organic growth within the home.

Some types of organic growth are common and/or natural to see within the home, however, dirty ductwork and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If organic growth, organic growth, or other organic growth is a concern have a licensed or certified organic growth specialist further evaluate to determine if the type of organic growth within the ductwork is dangerous and determine if removal is needed.

11. Cooling System(s)

Description

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 will no longer be produced or imported. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items: Cooling System(s)

11.0 Air Conditioner Visual Findings

 This area or system was visually inspected

11.1 Venting Visual Findings

 Further evaluation is needed.



A noticeable temperature difference was observed at the second floor compared with other finished areas of the home. Temperature differences can be related to insulation, air sealing, duct distribution, HVAC performance or normal building design. Further evaluation is needed to determine the cause. Have a qualified general contractor evaluate and correct as needed.

12. Heating System

Description

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 will no longer be produced or imported. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items: Heating System

12.0 Heating Component Visual Findings

 This area or system was visually inspected

12.1 Heating Unit(s) Limitations

 .

Unable to test the heating unit at the time of inspection due to the exterior temperature being above 70 degrees. When the exterior temperature is above 70 degrees damage can occur to the system and/or evaporator coils if the system has been running in the AC mode. The hot air blowing across the cold coils may cause damage to the evaporator coil ultimately causing damage to the unit. Note: The unit was placed in the heating mode for a very brief time to be sure that the reversing switch and control panel operate. Note: The unit did respond at the time of inspection; however unable to determine if the unit is functioning properly at the time of inspection. It is recommended that you consult a licensed HVAC contractor to gain a comprehensive understanding of the heat system's condition. They have the expertise and specialized equipment to perform more thorough evaluations and ensure the system is ready for peak performance during the winter season.

13. Interior Components

Description

INTERIOR INFORMATION

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

All items that are freshly painted including, but not limited to walls and ceilings cannot be fully or completely viewed to determine if water damage exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

When building components have surface discolorations and decay typical of fungal growths, such as organic growth, organic growth, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of organic growth are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Styles & Materials: Interior Components

Smoke Detectors:

Wired & Tested, Responded -
Designed to respond all at
once.

Combination Smoke/Carbon Monoxide Detector(s):

Wired

Fireplace Location(s):

Living Room

Fireplace Type(s):

Prefabricated Insert with
Vented Natural Gas Logs.

Wall Structure Type(s):

Not Accessible

Ceiling Structure Type(s):

Not Accessible

Flooring Structure Type(s):

Not Accessible

Items: Interior Components

13.0 Interior Component Conditions/Visual Findings

📋 Further evaluation is needed.



The door at the top of the stairs leading to the loft did not latch. Doors that do not latch may not remain secured during normal use. Correction is needed for proper door operation.
Have a qualified general contractor evaluate and correct as needed.



13.0 Item 1 (Picture)

13.1 Fireplace/Firebox/Gas Log Conditions/Visual Findings

☑ This area or system was visually inspected

13.2 Window Visual Findings

📋 Further evaluation is needed.



Cracked glass was present at the second floor front window. Cracked glass can worsen with use and may reduce safe window function. Correction is needed to restore the window.
Have a qualified general contractor evaluate and correct as needed.



13.2 Item 1 (Picture)

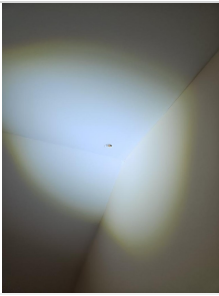


13.2 Item 2 (Picture)

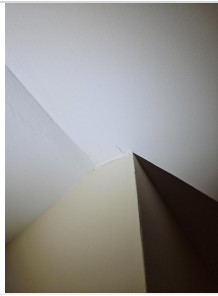
13.3 Interior Component Recommendations

☑ .

(1) Nail pops and/or some cracking noted in the ceiling and/or walls throughout the home. The nail pop and/or cracking are signs of normal settlement and are typically considered cosmetic. Continue to monitor to ensure movement does not occur.



13.3 Item 1 (Picture)



13.3 Item 2 (Picture)

(2) Smoke detector(s) were located, and the test button on the Smoke detector(s) or combination with carbon monoxide detector(s) was pressed and responded. Please understand that the smoke or carbon monoxide simulation cannot be performed or tested during the inspection. To ensure safety, all smoke detector(s) and carbon monoxide detectors should be replaced after closing on the house and replaced as often per the manufacturer's recommendations.

13.4 Fireplace Additional Limitations

☑ This area or system was visually inspected

Fireplace operated as intended.



13.4 Item 1 (Picture)

When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before the close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. All windows are located as if looking from the inside out toward the road or yard. -Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.

14. Bathrooms

Description

BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

Styles & Materials: Bathrooms

Ventilation Types:

Electric power exhaust vent is installed in all bathrooms

Items: Bathrooms

14.0 Primary Bathroom Visual Findings

 Further evaluation is needed.

 (1) Gaps were present at mortar or sealant joints at the primary bathroom shower walls and floor. Open joints at shower surfaces can allow moisture to enter concealed areas. Correction is needed to maintain the shower surface.

Have a qualified general contractor evaluate and correct as needed.



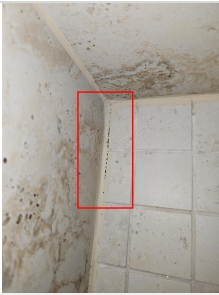
14.0 Item 1 (Picture)



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)

**14.0 Item 4 (Picture)****14.0 Item 5 (Picture)****14.0 Item 6 (Picture)****14.0 Item 7 (Picture)****14.0 Item 8 (Picture)**

(2) The primary bathroom shower faucet was loose and did not adjust easily. Loose or difficult to adjust shower controls may indicate the fixture is not properly secured or functioning as intended. Correction is needed for proper shower control operation.

Have a qualified plumbing contractor evaluate and correct as needed.

**14.0 Item 9 (Picture)****14.0 Item 10 (Picture)****14.0 Item 11 (Picture)****14.0 Item 12 (Picture)**

14.1 Upstairs Bathroom Visual Findings

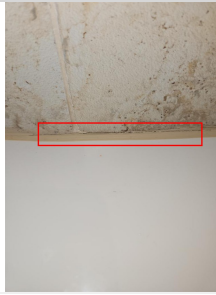
 Further evaluation is needed.



Gaps were present in the sealant or grout at the upstairs bathroom tub surround. Open joints at tub surround surfaces can allow moisture to enter concealed areas. Correction is needed to maintain the tub surround. Have a qualified general contractor evaluate and correct as needed.



14.1 Item 1 (Picture)



14.1 Item 2 (Picture)



14.1 Item 3 (Picture)

14.2 Downstairs Bathroom Visual Findings

 Further evaluation is needed.



The downstairs bathroom toilet tank was loose. A loose toilet tank can allow movement at the tank connection and may lead to leakage. Correction is needed for proper toilet function. Have a qualified plumbing contractor evaluate and correct as needed.



14.2 Item 1 (Picture)

15. Kitchen-Appliances

Description

KITCHEN INFORMATION

The kitchen appliances are tested for basic functionality and cannot be evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or non-secured microwave(s), instant hot water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require a connection to facilitate testing.

When building components have surface discolorations and decay typical of fungal growths, such as organic growth, organic growth, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of organic growth are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Styles & Materials: Kitchen-Appliances

Kitchen Sink:

Tested

Dishwasher:

Dishwasher - Operated

Range:

Gas Operated

Microwave:

Operated

Garbage Disposal:

Operated

Trash Compactor:

Not Installed

Items: Kitchen-Appliances

15.0 Kitchen Components Visual Findings

 This area or system was visually inspected

15.1 Kitchen Appliance Visual Findings

 Further evaluation is needed.



The kitchen sink faucet was loose where it attaches to the countertop. A loose faucet can allow movement during use and may allow water to enter the countertop opening. Correction is needed for proper faucet function.

Have a qualified plumbing contractor evaluate and correct as needed.



15.1 Item 1 (Picture)

15.2 Kitchen Information

☑ This area or system was visually inspected

(1) The sink was tested for leaks at the time of the inspection.

(2) The dishwasher underwent testing and ran through a full normal cycle during the inspection. Other cycles were not tested due to time constraints.

(3) During the inspection, the gas range underwent tests by operating the burners, broiler (if available), bake option, and convection (if available). Please note that self-cleaning or other specialized modes were not tested.

(4) The microwave was tested and responded during the inspection.

(5) The garbage disposal was tested by using the switch near the sink and running water through it. The inspection did not determine the disposal's efficiency.

Thank You for Choosing HIC

We hope your experience with HIC exceeded your expectations. Your report reflects our commitment to thoroughness and accuracy, and we want to make sure you feel completely confident in every finding before you move forward.

If anything in this report raises questions, we're always just a phone call away. Reach out directly to your inspector or our office at **704-542-6575** and we'll walk you through it.

It was our pleasure serving you.

Sincerely,



Greg Walk

C - 814-341-9451

O - (704)542-6575

greg@hicarolina.com

NC #4861



Home Inspection Summary

Exclusively for Liz Hoegler

Please see the main body of the report for additional photos and information

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

7933 Parknoll Dr
Huntersville NC 28078



INSPECTOR CONTACT

Greg Walk
C - 814-341-9451
O - (704)542-6575
greg@hicarolina.com
NC #4861

Thank you for choosing Home Inspection Carolina. On 6/11/2026, we conducted a thorough visual inspection of the above-referenced property on your behalf. Every effort was made to identify all visible defects; however, in the unlikely event of an oversight, our maximum liability is limited to the total inspection fee paid. We strongly encourage you to read the complete report in its entirety, as the summary alone does not capture every item of interest.

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. For South Carolina, contact your South Carolina real estate agent or an attorney.

IMPORTANT

All findings and defects identified in this report should be evaluated by a qualified licensed contractor who specializes in the relevant field. Additional repairs beyond those noted may be required. Defects that were concealed or otherwise inaccessible at the time of inspection are not included. We strongly recommend completing further evaluation prior to the close of escrow, during the due diligence period, or before the contingency period expires.

Home Inspection Definitions

Home Inspection

A limited, non-invasive visual examination of the condition of a home, designed to identify material defects in essential components of a residential dwelling.

Direction

State requirements direct our clients to consult with qualified licensed contractors for further evaluation of all defects identified in our report. Understanding the full extent of any issue before the close of escrow is essential.

Ancillary Services

Services such as Mold Sampling, Radon Testing, and others are not part of this home inspection and do not fall under state Standards of Practice. For more information visit homeinspectioncarolina.com/services

Material Defects

A specific issue with a system or component of a residential property that may have a significant adverse impact on the property's value or pose an unreasonable risk to people.

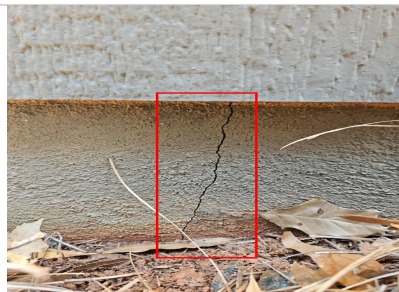
* The point of reference for this report is from the street looking at the front of the house. The front right crawl space refers to the front right corner of the home, not the front right corner from the crawl space access door, unless otherwise stated.

DECK(S)/PATIO(S)/PORCHES**General Summary****Deck/Patio/Porch Visual Findings**

1. Cracking was present at the front porch concrete surface. Cracks in concrete porch surfaces can allow further separation and may create uneven walking surfaces. Correction is needed to help maintain the porch surface.
Have a qualified general contractor evaluate and correct as needed.

**Item 1 - Item 1 (Picture)****Item 1 - Item 2 (Picture)****Item 1 - Item 3 (Picture)****EXTERIOR/TRIM/FOUNDATION****General Summary****Foundation Visual Findings**

2. Cracking was present at the foundation at the left side, rear and right side areas of the home. Cracks in foundation surfaces can allow moisture entry. Correction is needed to help maintain the foundation surface.
Have a qualified general contractor and or structural engineer evaluate and correct as needed.

**Item 2 - Item 1 (Picture)****Item 2 - Item 2 (Picture)****Item 2 - Item 3 (Picture)**



Item 2 - Item 4 (Picture)



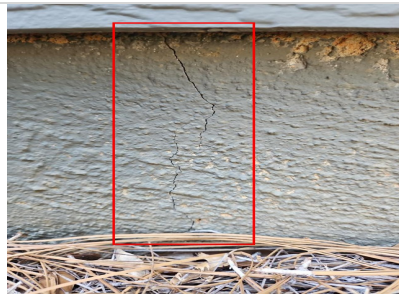
Item 2 - Item 5 (Picture)



Item 2 - Item 6 (Picture)



Item 2 - Item 7 (Picture)



Item 2 - Item 8 (Picture)

GROUPS/PAVINGS

General Summary

Ground Area Visual Findings:

- Cracking was present at the rear patio concrete surface. Cracks in concrete patio surfaces can allow further separation and may create uneven walking surfaces. Correction is needed to help maintain the patio surface.
Have a qualified general contractor evaluate and correct as needed.



Item 3 - Item 1 (Picture)



Item 3 - Item 2 (Picture)



Item 3 - Item 3 (Picture)



Item 3 - Item 4 (Picture)

GARAGE-CARPORT

General Summary

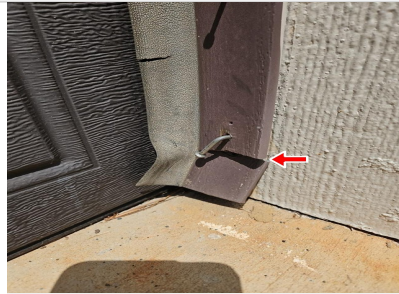
Garage Visual Findings

4. The weatherstripping and trim around the garage door were damaged and warped. Damaged or warped garage door trim and weatherstripping can allow moisture, air and pests to enter around the garage door opening. Correction is needed to help maintain the garage door opening.

Have a qualified general contractor evaluate and correct as needed.



Item 4 - Item 1 (Picture)



Item 4 - Item 2 (Picture)



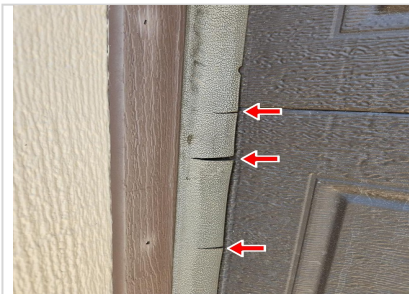
Item 4 - Item 3 (Picture)



Item 4 - Item 4 (Picture)



Item 4 - Item 5 (Picture)



Item 4 - Item 6 (Picture)

ROOF SYSTEMS

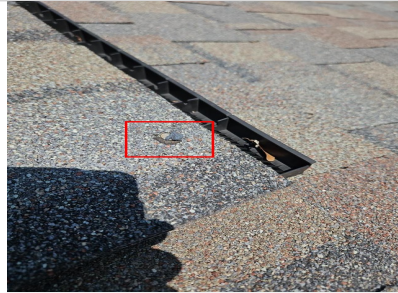
General Summary

Roof Visual Finding(s)

5. Exposed nails were present at multiple roof areas. Exposed nails can allow moisture entry through the roof covering. Correction is needed to help maintain the roof covering. Have a qualified roofing contractor evaluate and correct as needed.



Item 5 - Item 1 (Picture)



Item 5 - Item 2 (Picture)



Item 5 - Item 3 (Picture)



Item 5 - Item 4 (Picture)



Item 5 - Item 5 (Picture)



Item 5 - Item 6 (Picture)



Item 5 - Item 7 (Picture)



Item 5 - Item 8 (Picture)



Item 5 - Item 9 (Picture)



Item 5 - Item 10 (Picture)



Item 5 - Item 11 (Picture)

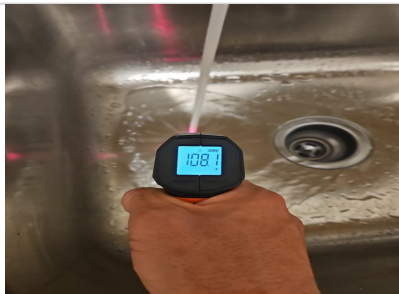
PLUMBING SYSTEM

General Summary

Water Temperature Information

6. The hot water temperature measured approximately 108 degrees at the tested fixture. Water temperatures below 120 degrees may not provide adequate hot water for normal use and can allow bacterial growth inside a tank style water heater. Correction is needed for proper hot water temperature.

Have a qualified plumbing contractor evaluate and correct as needed.



Item 6 - Item 1 (Picture)

ELECTRICAL SYSTEM

General Summary

Electrical Visual Findings

7. (1) Unidentified 3 way switches were present at the primary bedroom rear exterior door and at the rear exterior door near the kitchen. Switches with no identified function may indicate disconnected, abandoned or non functioning electrical components. Further evaluation is needed to determine their function.

Have a licensed electrician evaluate and correct as needed.



Item 7 - Item 1 (Picture)



Item 7 - Item 2 (Picture)

8. (2) The living room light did not function when tested. Non functioning lighting can be due to a bulb, fixture, switch or wiring issue. Correction is needed for proper light operation.

Have a licensed electrician evaluate and correct as needed.



Item 8 - Item 1 (Picture)

9. (3) The rear exterior light did not function when tested. Non functioning exterior lighting can limit visibility at exterior walking areas. Correction is needed for proper light operation.

Have a licensed electrician evaluate and correct as needed.



Item 9 - Item 1 (Picture)

10. (4) The rear exterior light above the door was broken and did not function when tested. Broken exterior lighting can expose electrical components and prevent proper lighting at the door area. Correction is needed for proper light operation.

Have a licensed electrician evaluate and correct as needed.



Item 10 - Item 1 (Picture)



Item 10 - Item 2 (Picture)

COOLING SYSTEM(S)

General Summary

Venting Visual Findings

11. A noticeable temperature difference was observed at the second floor compared with other finished areas of the home. Temperature differences can be related to insulation, air sealing, duct distribution, HVAC performance or normal building design. Further evaluation is needed to determine the cause. Have a qualified general contractor evaluate and correct as needed.

INTERIOR COMPONENTS

General Summary

Interior Component Conditions/Visual Findings

12. The door at the top of the stairs leading to the loft did not latch. Doors that do not latch may not remain secured during normal use. Correction is needed for proper door operation. Have a qualified general contractor evaluate and correct as needed.



Item 12 - Item 1 (Picture)

Window Visual Findings

13. Cracked glass was present at the second floor front window. Cracked glass can worsen with use and may reduce safe window function. Correction is needed to restore the window.
- Have a qualified general contractor evaluate and correct as needed.



Item 13 - Item 1 (Picture)



Item 13 - Item 2 (Picture)

BATHROOMS

General Summary

Primary Bathroom Visual Findings

14. (1) Gaps were present at mortar or sealant joints at the primary bathroom shower walls and floor. Open joints at shower surfaces can allow moisture to enter concealed areas. Correction is needed to maintain the shower surface.
- Have a qualified general contractor evaluate and correct as needed.

**Item 14 - Item 1 (Picture)****Item 14 - Item 2 (Picture)****Item 14 - Item 3 (Picture)****Item 14 - Item 4 (Picture)****Item 14 - Item 5 (Picture)****Item 14 - Item 6 (Picture)****Item 14 - Item 7 (Picture)****Item 14 - Item 8 (Picture)**

- 15.** (2) The primary bathroom shower faucet was loose and did not adjust easily. Loose or difficult to adjust shower controls may indicate the fixture is not properly secured or functioning as intended. Correction is needed for proper shower control operation.

Have a qualified plumbing contractor evaluate and correct as needed.

**Item 15 - Item 1 (Picture)****Item 15 - Item 2 (Picture)****Item 15 - Item 3 (Picture)**



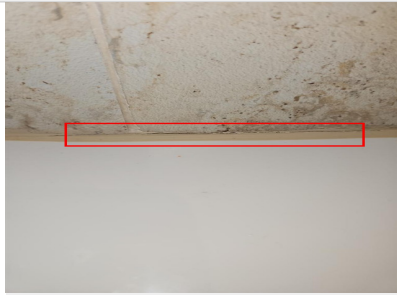
Item 15 - Item 4 (Picture)

Upstairs Bathroom Visual Findings

16. Gaps were present in the sealant or grout at the upstairs bathroom tub surround. Open joints at tub surround surfaces can allow moisture to enter concealed areas. Correction is needed to maintain the tub surround. Have a qualified general contractor evaluate and correct as needed.



Item 16 - Item 1 (Picture)



Item 16 - Item 2 (Picture)



Item 16 - Item 3 (Picture)

Downstairs Bathroom Visual Findings

17. The downstairs bathroom toilet tank was loose. A loose toilet tank can allow movement at the tank connection and may lead to leakage. Correction is needed for proper toilet function. Have a qualified plumbing contractor evaluate and correct as needed.



Item 17 - Item 1 (Picture)

KITCHEN-APPLIANCES

General Summary

Kitchen Appliance Visual Findings

18. The kitchen sink faucet was loose where it attaches to the countertop. A loose faucet can allow movement during use and may allow water to enter the countertop opening. Correction is needed for proper faucet function. Have a qualified plumbing contractor evaluate and correct as needed.



Item 18 - Item 1 (Picture)

Liz Hoegler,

It was a pleasure serving you. Thank you for trusting HIC to perform your inspection at **7933 Parknoll Dr, Huntersville NC 28078**. If you have any questions regarding this report, please contact us to schedule a time to review it. Our inspectors are happy to walk you through any questions and ensure you fully understand the findings. Reach your inspector directly or our office at **704-542-6575**.

As a thank you for choosing Home Inspection Carolina, we have enrolled you in a complimentary **90-day warranty**. To view the details or download your warranty certificate, please [click here](#).

We also offer a range of ancillary services including Radon Sampling, Mold Sampling, Water Sampling, Well Inspections, Infrared Inspections, Termite Inspections, and more. These services are separate from the standard home inspection and available for an additional fee. Contact our office at **704-542-6575** or info@hicarolina.com for details.

Sincerely,



Greg Walk

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