InspectionDigest

November 01, 2026

Home Inspection Analysis Report

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PROPERTY ADDRESS	INSPECTION DATE	REPORT ID
621 Unknown Lane	Monday, July 21, 2025	XXX-YYY

Executive Summary

OVERALL CONDITION

FAIR

The property requires attention to several structural, moisture, and safety concerns, as well as a mix of cosmetic and preventive repairs. Key issues to address include foundation water intrusion, potential structural concerns, and various interior and exterior safety items. While many of these items are typical for a home of this age, they could result in significant costs if left unresolved.

BIGGEST RED FLAGS

- Foundation water penetration and cracks requiring further evaluation and repair
- Moisture-related issues leading to cupped hardwood floors and potential long-term damage

Prioritized Issues

CRITICAL | Specialist: Waterproofing Foundation Specialist — **$5,000 - $10,000**

Efflorescence and water penetration on foundation walls.

Indicates ongoing water intrusion that could mitigate structural stability and foster mold growth.

Negotiation Tip: Negotiate for complete waterproofing and drainage system installation.

CRITICAL | Specialist: Structural Engineer — **$2,000 - $6,000**

Vertical and stepping cracks in foundation walls.

Cracks could indicate shifting or settling of the foundation, which needs to be evaluated and stabilized.

Negotiation Tip: Request a structural engineer's report and completion of necessary repairs before closing.

CRITICAL | Specialist: Waterproofing Foundation Specialist — **$5,000 - $12,000**

Water penetration and muddy soil in crawl space.

Prolonged water exposure can weaken the foundation and breed unhealthy conditions in the crawl space.

Negotiation Tip: Request installation of a comprehensive drainage system and waterproofing measures.

MAJOR | Specialist: Hardwood Flooring Specialist — **$1,000 - $5,000**

Cupped/crowned hardwood floors from moisture issues.

Moisture intrusion is causing floorboards to deform, indicating potential long-term damage.

Negotiation Tip: Request a flooring expert's evaluation and repairs, and ensure underlying moisture issues are resolved.

MAJOR — **$400 - $1,000**

Loose hand railings on deck and porch steps.

Loose railings pose a safety hazard and need to be addressed immediately.

Negotiation Tip: Request seller addresses safety repairs promptly.

Category Summaries

SAFETY & STRUCTURAL

Water intrusion issues and foundation cracks are critical concerns. Loose railings on the deck and porch steps also represent safety hazards.

SYSTEMS (ROOF, HVAC, PLUMBING, ELECTRICAL)

Roof shingles require replacement, and the AC system functionality remains unconfirmed.

EXTERIOR & INTERIOR

Cosmetic issues like fading doors, wall cracks, and loose cabinet hinges appear. More concerning are cupped floors tied to moisture issues, and separation in the bathroom tile flooring.

OTHER (PESTS, ENVIRONMENTAL)

No pest or environmental findings reported in this inspection.

Negotiation Strategy

RECOMMENDED CREDIT REQUEST

$25,000

The recommended credit reflects the severity and cost of foundation, moisture, and safety-related repairs, as well as deferred maintenance on systems and interiors.

PUSH HARD ON

- Foundation evaluation and waterproofing
- Cupped hardwood floors and underlying moisture issues
- Loose hand railings on the deck and porch steps

CONSIDER CONCEDING

- Roof shingle replacement
- Cosmetic repairs like doors, cabinets, and wall cracks

ADDITIONAL TIPS

- Secure independent contractor quotes to validate repair estimates.
- Request a home warranty to cover older systems like the HVAC unit.

Recommendations

QUESTIONS TO ASK

- Does the seller have prior waterproofing or foundation repair records?
- Can the seller provide recent HVAC maintenance records or agree to escrow for testing?

Recommended Specialists

STRUCTURAL ENGINEER

- Summit Engineering, PLLC Local service provider known for residential foundation evaluation. Contact: 980-272-1100 Website: https://www.summit-engineer.com Tip: Request a full report with repair recommendations.
- Carolina Structure Evaluations Reputable structural engineers specializing in foundation problems. Contact: 704-787-6972 Website: http://www.csecharlotte.com Tip: Ask for an expedited review if under contract deadlines.

WATERPROOFING / FOUNDATION

- Dry Pro Foundation and Crawlspace Specialists Highly experienced in foundation waterproofing and drainage. Contact: 704-523-9111 Website: https://www.dryprosystems.com Tip: Request a detailed estimate including long-term solutions.
- AquaBarrier Waterproofing Specializes in residential waterproofing services. Contact: 828-485-4110 Website: https://aquabarrierwaterproofing.com Tip: Ensure warranty is included with repairs.

HARDWOOD FLOORING

- Hardwood Giant Co. Specialists in hardwood floor repair and refinishing. Contact: 704-207-7553 Website: https://hardwoodgiant.com Tip: Ask for moisture mitigation strategies along with repair.
- Floor Medic Experienced with moisture-related hardwood floor repairs. Contact: 704-540-4334 Website: https://www.floor-medic.com Tip: Request an inspection to determine the extent of damage.

HVAC

- Morris-Jenkins Heating & Air Well-reviewed HVAC company serving residential properties. Contact: 704-357-0484 Website: https://www.morrisjenkins.com Tip: Request a seasonal tune-up or evaluation of the AC system.
- Healthy Home Heating & Air Reputable local HVAC contractor with expertise in maintenance and repair. Contact: 704-684-4044 Website: https://healthyhomecharlotte.com Tip: Ensure a full report to verify system condition.

Detailed Findings

Structural

Issue	Est. Cost	Customary Response	Negotiation Position
Efflorescence (salt stains) noted on	$5,000 - $10,000	Seller often contributes	Request seller covers

foundation walls indicating cyclical wet/dry conditions and water penetration due to absent or damaged waterproofing/drain systems.		towards or fully funds necessary repairs.	waterproofing repairs and consults a general contractor for evaluation.
Vertical/stepping cracks in foundation walls requiring evaluation by an engineer to determine significance and repairs.	$2,000 - $6,000	Sellers may pay for evaluation and repairs or offer credit.	Ask seller to provide a structural engineers report and repair any deficiencies.
Crawl space foundation walls wet and adjacent soil muddy due to water penetration, indicating need for waterproofing and proper drainage.	$5,000 - $12,000	Seller commonly resolves water intrusion issues before closing.	Request seller funds drainage system installation and ensures full waterproofing.
Missing weather-stripping on crawl space door, requiring installation to secure and weatherproof.	$50 - $200	Seller typically addresses minor repairs like this.	Request seller replaces the weather-stripping.

Exterior

Issue	Est. Cost	Customary Response	Negotiation Position
Fading front door requiring repair or refinishing.	$100 - $300	Sellers typically agree to handle small cosmetic repairs.	Request seller to refinish or repair the front door.
Loose hand railings on screen porch steps requiring repair or replacement.	$200 - $500	Seller often agrees to repair safety-related issues.	Request seller repairs or replaces hand railings.
Loose hand railings on deck requiring repair or replacement.	$200 - $500	Seller often addresses structural or safety concerns.	Request seller fixes or replaces deck railings.

Roofing

Issue	Est. Cost	Customary Response	Negotiation Position
Scuffed and damaged shingles on roof surface requiring replacement to ensure durability.	$1,000 - $3,000	Sellers typically agree to repairs or provide credit.	Request seller replaces damaged shingles or provides a roofing allowance.

Cooling

Issue	Est. Cost	Customary Response	Negotiation Position
AC system not tested due to low temperatures; buyer unable to confirm functionality.	$200 - $500	Seller usually provides recent maintenance records or agrees to an escrow hold until summer testing.	Request HVAC contractor evaluation or seller-provided warranty.

Interiors

Issue	Est. Cost	Customary Response	Negotiation Position
Cracked wall in family room; no evident related concerns in other areas.	$200 - $500	Minimal cosmetic repairs are often negotiated.	Request the crack be patched and evaluated for structural issues.

Cupped/crowned hardwood floors in various areas indicating underlying moisture issues.	$1,000 - $5,000	Sellers sometimes provide credit or address outstanding moisture issues.	Request seller hires a flooring expert for a full evaluation and repair.
Crown molding separation across multiple rooms due to settlement.	$300 - $1,000	Seller may agree to repair cosmetic issues before closing.	Request seller repairs and reattaches crown molding.
Loose cabinet hinges in the kitchen needing repair/replacement.	$100 - $300	Minor repairs like this are usually addressed by the seller.	Request seller addresses and repairs loose hinges.
Open seam between countertop and backsplash in kitchen, requiring sealing to prevent water damage.	$200 - $500	Sellers typically address small but critical preventative maintenance items.	Request seller seals and repairs the countertop seam.
Cracked kitchen wall that may require cosmetic repair or further evaluation.	$200 - $500	Sellers often agree to fix minor cracks or provide a small credit.	Request the seller patches the crack or provides a credit for evaluation.
Kitchen cabinet not securely mounted, posing potential hazard.	$200 - $400	Seller typically fixes issues related to safety concerns.	Request seller securely mount the cabinet.
Separation in hall bathroom tile floor at tub which could allow water damage.	$500 - $1,000	Seller often covers repair to prevent water damage.	Request seller repairs and seals the separated area.

Total Estimated Cost **$15,250 $34,700**

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