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 home's overall condition is fair, with several structural, safety, and cosmetic issues identified. While most findings are typical, water intrusion in the foundation and moisture-related issues in flooring require attention. Buyers may push for credits or repairs on structural and safety-related concerns.

BIGGEST RED FLAGS

- Foundation moisture issues and cracks
- Wet crawl space requiring waterproofing
- Cupped hardwood floors from moisture imbalance

Prioritized Issues

MAJOR | Specialist: Waterproofing Foundation — **$4,000 - $10,000**

Efflorescence on foundation walls indicating cyclic moisture issues.

This could lead to significant structural damage or mold growth if not addressed and is likely to concern buyers.

Negotiation Tip: Consider repairing to avoid buyer backing out or demanding a high credit.

CRITICAL | Specialist: Structural Engineer — **$1,000 - $5,000**

Vertical/stepping foundation cracks requiring evaluation.

Foundation cracks suggest potential structural issues. Buyers will likely insist on an engineers evaluation.

Negotiation Tip: Be proactive in hiring a structural engineer to assess and provide a report to reassure buyers.

MAJOR | Specialist: Hardwood Flooring — **$3,000 - $7,500**

Cupped/crowned hardwood floors indicating unbalanced moisture conditions.

Moisture damage makes the flooring a concern. Buyers may fear subfloor issues and push for costly repairs.

Negotiation Tip: Have a flooring expert assess the damage and provide a repair estimate to control negotiation costs.

CRITICAL | Specialist: Waterproofing Foundation — **$5,000 - $15,000**

Wet foundation walls and muddy soil in crawl space.

Water penetration can lead to structural damage and mold growth. Buyers will likely insist this be resolved before proceeding.

Negotiation Tip: Consider repairing the issue given its importance, as buyers may balk otherwise.

MODERATE — **$400 - $1,000**

Loose hand railings on porch and deck steps.

Loose hand railings are a safety concern. Buyers will typically expect this to be addressed.

Negotiation Tip: Repair this proactively to avoid potential delays during negotiations.

Category Summaries

SAFETY & STRUCTURAL

Foundation cracks, moisture penetration, and loose hand railings require immediate attention to address safety and structural integrity concerns.

SYSTEMS (ROOF, HVAC, PLUMBING, ELECTRICAL)

Cooling system functionality could not be confirmed, but buyers may request maintenance records or contingencies for future testing.

EXTERIOR & INTERIOR

Cosmetic issues like fading doors, cracked walls, and loose cabinetry are manageable but require attention to maintain marketability.

OTHER (PESTS, ENVIRONMENTAL)

No major pest or environmental issues were noted.

Negotiation Strategy

RECOMMENDED CREDIT REQUEST

$8,000

The credit amount allows for addressing structural concerns and mitigating moisture issues while leaving some cosmetic fixes for the buyer.

PUSH HARD ON

- Foundation cracks and waterproofing issues
- Wet crawl space and resulting moisture concerns
- Loose hand railings (safety issue)

CONSIDER CONCEDING

- Cupped flooring could be credited instead of repair
- Cosmetic issues like crown molding, cabinetry, and cracks

ADDITIONAL TIPS

- Consider pre-listing repairs for foundation and waterproofing to strengthen your negotiation position.
- Secure direct quotes for major repairs to counter inflated buyer demands.

Recommendations

MUST FIX BEFORE CLOSING

- Repair loose hand railings on steps and deck.
- Ensure crawl space door has proper weather-stripping for a secure closure.

GOOD TO HAVE AFTER CLOSING

- Structural foundation waterproofing, unless timing allows for pre-closing repair.
- Cupped hardwood flooring, as buyers may want to choose their own flooring material.

QUESTIONS TO ASK

- Should we hire a structural engineer before listing to provide a buyer-ready report?
- Could smaller cosmetic fixes, like refitting the crown molding or cracks, improve first impressions?
- Is it better to resolve major issues or offer credits given current market trends?

Recommended Specialists

STRUCTURAL ENGINEER

Froehling & Robertson, Inc. Reputable firm for structural evaluations in North Carolina. Known for detailed reports and engineering expertise. Contact: 704-596-0575 Website: https://www.fandr.com Tip: Request a detailed evaluation of the foundation cracks for buyer reassurance.

WATERPROOFING / FOUNDATION

Dry Pro Foundation & Crawlspace Specialists Experienced in foundation waterproofing and drainage solutions in NC. Contact: 704-523-9111 Website: https://www.dryprosystems.com Tip: Get an assessment that includes both waterproofing and drainage system upgrades.

HARDWOOD FLOORING

Hughes Floor Covering Local experts in hardwood floor repairs and replacements. Contact: 704-372-7486 Website: https://www.hughesfloorcovering.com Tip: Ask for recommendations on repair versus replacement based on the current damage.

Detailed Findings

Structural

Issue	Est. Cost	Customary Response	Negotiation Position
Efflorescence (salt stains) on foundation walls indicating cyclic moisture issues, potentially leading to structural damage and mold/mildew growth.	$4,000 - $10,000	Seller may provide a credit or agree to pay for repairs to foundation waterproofing and drainage systems.	Request seller to provide credit or fix waterproofing and drainage systems to prevent further damage.
Vertical/stepping cracks in foundation wall indicating potential foundation, footing, or soil issues requiring further evaluation by an engineer.	$1,000 - $5,000	Seller typically agrees to have an engineer evaluate the cracks and may negotiate on the cost of repairs.	Request seller to cover the cost of an engineer's evaluation and any necessary foundation repairs.
Wet foundation walls and muddy soil in the crawl space due to direct water penetration indicating absent or damaged waterproofing and drainage system.	$5,000 - $15,000	Seller may provide a credit or cover the costs of waterproofing and drainage improvements.	Insist on seller fixing the issue prior to closing or provide a significant credit to cover repair costs.
Missing weather-stripping on crawl space door causing it not to close securely.	$100 - $300	Sellers often agree to repair small deficiencies like this.	Request seller to replace or repair weather-stripping before closing.

Exterior

Issue	Est. Cost	Customary Response	Negotiation Position
Front door is fading and requires refinishing.	$150 - $500	Sellers often repaint/reseal fading doors or offer a nominal credit.	Request seller to refinish the door or provide a credit for refinishing.
Loose hand railings on screen porch steps.	$200 - $500	Sellers generally repair safety issues like this.	Request seller to fix or replace the loose hand railings.
Loose hand railings on deck.	$200 - $500	Sellers generally repair safety issues like this.	Request seller to fix or replace the loose hand railings.

Roofing

Issue	Est. Cost	Customary Response	Negotiation Position
Several roof shingles are scuffed or damaged, potentially causing premature aging and cracks.	$300 - $800	Sellers often repair or replace individual shingles.	Request seller to replace damaged shingles or provide a credit for roof repairs.

Cooling

Issue	Est. Cost	Customary Response	Negotiation Position
Air conditioning system not tested due to low exterior temperatures; functionality cannot be confirmed.	$150 - $500	Sellers often disclose recent maintenance records or agree to a contingency for further inspection in warmer months.	Request seller to provide recent service records, or negotiate a contingency to test the system in warmer weather.

Interiors

Issue	Est. Cost	Customary Response	Negotiation Position
Cracked wall in family room.	$200 - $800	Sellers may offer to repair cosmetic deficiencies like this or provide a small credit.	Request seller to address the wall cracks or provide a small credit.
Cupped/crowned hardwood floors in family room, kitchen, and master bedroom indicating unbalanced moisture conditions.	$3,000 - $7,500	Sellers may be willing to negotiate based on an inspection by a flooring expert to confirm the source and cost of repairs.	Request seller to have a professional evaluate and repair the flooring or provide a high credit.
Crown molding in all rooms has separated and needs repairs, potentially due to settlement.	$500 - $1,500	Sellers may repair or offer a small credit for such cosmetic issues.	Request seller to repair crown molding or provide a small credit.
Loose kitchen cabinet hinges, some kitchen cabinets not securely installed.	$300 - $1,200	Sellers may repair cabinetry or provide a minor credit.	Request seller to repair or replace cabinet hinges and secure cabinets.
Open seam between kitchen counter and backsplash, risking water intrusion into cabinets.	$200 - $500	Sellers often repair minor issues like this.	Request seller to caulk/seal the seam before closing.
Cracked kitchen wall.	$200 - $800	Sellers may repair or offer a credit for minor cosmetic damage.	Request seller to patch and paint the cracked wall.
Hall bathroom tile floor separated at tub, risking water damage.	$500 - $1,500	Sellers often agree to repair damaged tiles, particularly in risk-prone areas like bathrooms.	Request seller to repair tiles and inspect for underlying water damage.

Total Estimated Cost **$14,900 $36,400**

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