

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. This Home Inspection was performed to the best of my ability; however, this does not imply a warranty or a guarantee that the Property or the Home Inspection will be without flaw. I cannot guarantee that all defects will be located, recognized, identified, reported or that defects will not arise in the future. If a problem does occur in the future, please consult a licensed professional for further evaluation and direction.

The summary describes any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. This summary also describes any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. In addition, this summary may also describe any system or component that poses a safety concern.

2.1.1 Foundation (Structure)

BRICK STEP CRACKS

FRONT RIGHT OF HOME

There are stair-step cracks in the brick veneer. This may indicate differential settlement of the home, differential brick expansion or be in response to steel lenth expansion or sag. Brick veneer is a protective exterior siding (weather barrier) and does not provide structural support to the home. Repair is recommended to prevent further cracking and allow water penetration behind the brick leading to potential damage of the exterior wall assembly. Please consult a general contractor for further evaluation and direction for repair as necessary.



2.1.2 Foundation (Structure)

EFFLORESCENCE

 Recommendation / Improvement

CRAWLSPACE MULTIPLE LOCATIONS

Efflorescence (salt stains) was noted on the foundation wall. The stains indicate that the foundation has been cyclically wet and dry. While efflorescence is a common cosmetic issue that does not pose a problem itself, it can be an indication of moisture intrusion possibly due to an absent or damaged waterproofing and/or foundation drain system. Please consult a water proofing contractor for further evaluation and direction for repairs as necessary.



2.1.3 Foundation (Structure)

EFFLORESCENCE (GARAGE)

 Recommendation / Improvement

GARAGE LEFT WALL

Efflorescence (salt stains) was noted on the foundation wall in the garage. The stains indicate that the foundation has been cyclically wet and dry. Garage slabs typically have more shallow depth foundations and are more subject to movements in the soil, based upon seasonal changes in temperature, humidity and ground water conditions. Efflorescence is a common cosmetic issue and should not pose a problem unless the capillary (water wicking) actions comes into contact with the framing. The current visible evidence suggests that it does not come into contact with the framing. Please monitor this condition over time and if the efflorescence starts to contact wood framing, please consult a waterproofing contractor for further evaluation.



2.1.4 Foundation (Structure)

MINOR CRACKING, GARAGE

 Recommendation / Improvement

GARAGE FLOOR

When concrete cures (dries and hardens) it shrinks and wants to crack, which is a reason why control joints are used (i.e. provide a weak spot where the concrete can crack without affecting aesthetics, strength, or safety). Cracks may form with or without control joints. Garage slabs typically have more shallow depth foundations and are more subject to movements in the soil, based upon seasonal changes in temperature, humidity and ground water conditions. These cracks should be sealed to prevent potential water penetration into the slab, which can lead to further cracking. Please monitor these cracks over time and if they become larger than 1/8 inch in width, vertical/horizontal displacement is evident on either sides of the crack further evaluation by a general or concrete contractor is recommended.



2.1.5 Foundation (Structure)

SOIL EROSION

CRAWLSPACE BACK WALL

Recommendation / Improvement

There is moderate soil erosion in the back of the crawlspace along the footing that is a result of excessive water intrusion at some point in time. Recommend a qualified contractor evaluate and repair as needed.



3.1.1 Siding, Flashing & Trim

SIDING - GAP VINYL

RIGHT SIDE OF HOME

Recommendation / Improvement

There are gaps in the siding planks, which can allow water penetration behind the siding causing damage to the exterior wall assembly and possibly entering the interior of the home. Please consult a siding or general contractor for further evaluation and repair.



3.1.2 Siding, Flashing & Trim

TRIM ROTTED

ABOVE BACK DOOR

Recommendation / Improvement

The trim above the back door is soft to the touch and decayed/damaged, which can allow additional water penetration behind the siding causing damage to the exterior structure or interior of the home. Recommend a qualified contractor repair or replacement as needed.



3.1.3 Siding, Flashing & Trim

TRIM LOOSE

BACK DOOR

Recommendation / Improvement

The trim on the left side of the back door is loose, which can allow water penetration behind the siding causing damage to the exterior structure or interior of the home. Recommend a qualified contractor repair or replacement as needed.



3.1.4 Siding, Flashing & Trim

TRIM DAMAGE

FRONT PORCH AND GARAGE DOOR

The wood trim above the front porch and around the garage overhead door appears to show visible signs of mild decay/rot. If unrepaired, this can allow water penetration behind the trim causing damage to the structure behind it. Recommend consulting a general contractor for repair or replacement of the damaged materials.

Recommendation / Improvement



3.2.1 Exterior Doors

CRAWSPACE DOOR DAMAGE

BACK RIGHT OF HOME

The crawl space door has minor damage, which currently does not prevent it from functioning as intended. Please monitor the condition of the door over the life of the home and consult a general contractor for repair when necessary.

Recommendation / Improvement



3.3.1 Windows

WINDOW - VINYL - DAMAGED

FRONT LEFT, BACK LEFT

The vinyl window casing has some minor damage, which may allow water penetration behind the siding. Please consult a general contractor for repair to prevent potential water penetration.

Recommendation / Improvement



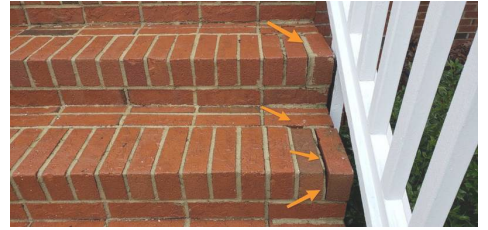
3.5.1 Decks, Balconies, Porches & Steps

Recommendation / Improvement

BRICK STEPS REPOINT

FRONT STEPS

The bricks on the steps are missing mortar between the bricks, which can allow the bricks to become loose over time and allow water penetration into the steps. Please have any missing mortar repointed by a general contractor.



3.5.2 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK - JOIST HANGER

GARAGE ENTRY DECK

A joist on the garage deck is missing a joist hanger. This could cause the deck structure to fail. Recommend that joist hanger be properly repaired by qualified contractor.



3.5.3 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK - DAMAGED

BACK DECK

Some of the deck flooring boards are damaged/decayed, which means they are not offering the appropriate support. Please have any damaged flooring boards replaced. Please consult a general contractor for further evaluation and repair.



3.5.4 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK SUPPORT DECAY

RIGHT BACK

The deck support posts are deteriorated where they contact the ground and can be easily probed through the post. The affected posts may no longer bear the appropriate weight from the remainder of the deck, which is a safety concern. Please consult a general contractor for further evaluation and repair or replacement of the damaged support posts.



3.7.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

RIGHT SIDE OF DRIVEWAY

The concrete has minor cracking, which is a common occurrence and does not affect the functionality of the concrete. This cracking may fluctuate based upon seasonal variations in temperature and humidity. The cracks should be repaired using concrete patching or sealant.

➔ Recommendation / Improvement



3.8.1 Vegetation, Grading, Drainage & Retaining Walls

EROSION

There is major erosion under the deck due to the gutter draining directly below the deck. Erosion can lead to structural defects if enough soil is displaced. Please consider installing gutter extensions and/or yard drainage systems to prevent excessive erosion.

➔ Recommendation / Improvement



3.8.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION ON SIDING

RIGHT BACK CORNER OF HOME

Vegetation was noted growing into and/or against the vinyl siding. Vegetation can separate the siding from the home and possibly allow moisture intrusion behind the siding. Recommend removal and monitoring.

➔ Recommendation / Improvement



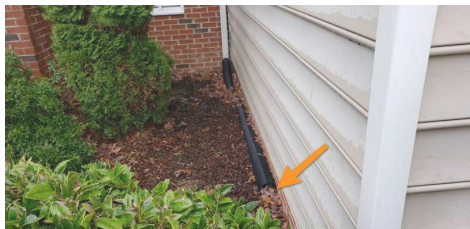
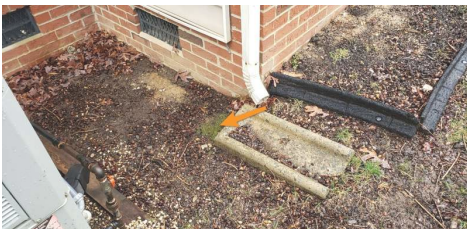
4.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR FOUNDATION

LEFT SIDE OF HOME, FRONT OF HOME, UNDER BACK DECK

One or more downspouts drain too close to the foundation which may cause water to enter into the home. Recommend a general contractor add/adjust downspout extensions to drain at least 6 feet from the foundation.

➔ Recommendation / Improvement



4.2.2 Roof Drainage Systems

GUTTER DAMAGED

BACK LEFT CORNER OF HOME

The gutter is damaged, which may allow water to spill over the front of the gutter, which prevents the intended drainage of rain water. Please consult a general contractor for repair.

➖ Recommendation / Improvement



4.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN RUST

CHIMNEY

The chimney crown top plate shows visible moderate/substantial rusting, which can lead to leaking at the chimney. Please consult a general contractor for repair/replacement of the top plate.

➖ Recommendation / Improvement



5.1.1 Water Supply, Distribution Systems

PB

The following is recommended language provided by the NCHILB: Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has copper fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

➖ Recommendation / Improvement



5.2.1 Drain, Waste, & Vent Systems

ACCORDIAN PIPE

KITCHEN SINK

The sink drain uses an accordion style drain pipe, which is not approved for drain or waste applications since it can harbor debris and bacterial growth. The drain pipe should be replaced with a smooth wall PVC type material. Please consult a plumbing contractor for repair.

➖ Recommendation / Improvement



5.3.1 Fixtures & Faucets

**FIXTURE STOPPER
INOPERABLE**

MASTER BATHROOM RIGHT

When the faucet lift arm is raised the stopper for the sink will not close. Please have the stopper assembly and lift arm repaired so that the stopper can be raised and properly seal the sink as intended.

Recommendation / Improvement



5.3.2 Fixtures & Faucets

HOSE BIBB LEAKING

FRONT LEFT ,BACK LEFT

Multiple hose bibb valves were noted as leaking when turned on. Recommend a qualified contractor repair or replace as necessary.

Recommendation / Improvement



5.4.1 Shower, Tubs & Sinks

TUP STOP BROKEN

2ND FLOOR HALL BATHROOM

The tub stop in the 2nd floor hallway bathroom was damaged/ not connected. Recommend qualified contractor repair or replace and ensure it is functioning properly.

Recommendation / Improvement



5.5.1 Hot Water Systems

DRAFT HOOD LOOSE

GARAGE

The draft hood for the hot water heater is loose and appears to be secured with duct tape, which can prevent the proper flow of combustion gases and carbon monoxide from entering the vent and exiting the home. This can potentially allow higher levels of carbon monoxide in the home, which is a safety concern. Please consult a plumbing contractor for repair.

Recommendation / Improvement



5.6.1 Fuel Storage & Distribution Systems

GAS ODOR - SEVERE

RIGHT SIDE OF HOME

A gas leak was noted at the regulator of the gas meter on the right side of the home. Recommend consulting with your local utility company or qualified gas company to repair and evaluate for potential leaks.

 Recommendation / Improvement



6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MOISTURE IN ELECTRICAL PANEL

LEFT SIDE OF HOME

The interior of the electrical panel has dust/debris and rust build up on some of the circuit breaker components. This dust/debris and indications of water penetration (from the rust/moisture) can act as a conductor, which can lead to electric shock, arc flash accidents and potentially cause a fire. Please consult an electrical contractor to clean the interior of the panel and repair/replace components as necessary to prevent these conditions.

 Major Concern / Safety Hazard



6.3.1 Branch Wiring Circuits, Breakers & Fuses

DAMAGED SHEATHING/ EXPOSED ELECTRICAL

GARAGE RIGHT SIDE

There are loose, uncapped, live electrical wires as well as wire with damaged sheathing, which is a safety hazard. Please consult an electrical contractor to properly terminate the wiring in an approved junction box and repair any damaged wire.

 Recommendation / Improvement



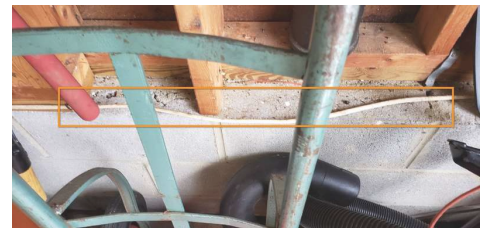
6.3.2 Branch Wiring Circuits, Breakers & Fuses

SURFACE MOUNTED WIRING

GARAGE RIGHT

The electrical wires are not properly secured at the appropriate intervals to the framing or are surface mounted, which can lead to damage of the wiring. Please consult an electrical contractor to review the current configuration and make repairs as necessary.

 Recommendation / Improvement



6.3.3 Branch Wiring Circuits, Breakers & Fuses

EXPOSED CONNECTION

ATTIC REAR OF HOME , BASEMENT BACK DOOR, BASEMENT LEFT SIDE

There is an electrical wire connection made outside of a junction box, which is a shock hazard and safety concern. Please consult an electrical contractor for repair.

Recommendation / Improvement



6.3.4 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING - GARBAGE DISPOSAL

UNDER KITCHEN SINK

Electrical feeder for garbage disposal is not properly secured and is run behind a plumbing flange. This could lead to problems including electrical shorts if something would snag the cable. Recommend qualified contractor repair/secure as needed.

Recommendation / Improvement



6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING/LOOSE

ATTIC BY ENTRANCE, CRAWLSPACE BACK MIDDLE

Electrical box cover plates are not secured or are missing, which is a potential shock hazard and safety concern. Please have the missing/loose face plate replaced/repaired.

Recommendation / Improvement



6.4.2 Lighting Fixtures, Switches & Receptacles

RECEPTACLES - LOOSE INTERIOR

2ND FLOOR LOFT HALL

The receptacle box is loose, which can cause damage to the wiring and is a safety concern. Please consult a general contractor for repair.

Recommendation / Improvement



9.1.1 Walls

TRIM LOOSE

2ND FLOOR HALLWAY BATHROOM

The trim in the 2nd floor hallway bathroom behind the toilet is loose. Recommend repair by a qualified contractor.

 Recommendation / Improvement



9.1.2 Walls

HOLE IN TRIM

2ND FLOOR FRONT RIGHT BEDROOM

There is a hole in the baseboard in the 2nd floor right bedroom. Recommend repair by a qualified contractor.

 Recommendation / Improvement



9.2.1 Ceilings

CEILING (MINOR DAMAGE/SPECIFIC)

2ND FLOOR LOFT ABOVE CLOSET 2ND FLOOR HALLWAY NEAR BEDROOMS

Minor damage or deterioration to the ceiling was visible in the 2nd floor loft and 2nd floor hallway at the time of the inspection. Recommend repair by a qualified contractor.

 Recommendation / Improvement



9.3.1 Floors

TILES (CRACKED)

The master bathroom had a cracked floor tile visible at the time of the inspection. Recommend repair by a qualified contractor to reduce further damage and possible moisture intrusion in the floor.

 Recommendation / Improvement



9.3.2 Floors

CREAKING

MASTER BATHROOM, TOP OF STAIRS

The floor makes a creaking and popping sound when being walked on. This is not usually a structural concern and may be due too loose subfloor materials or subfloor attachment to the floor joists. Please consult a general contractor for further evaluation to determine the cause for the concern and repair as necessary.

 Recommendation / Improvement



9.4.1 Steps, Stairways & Railings

STAIR STEP LOOSE

GARAGE

One of the steps in the garage stairwell is loose and could pose a trip hazard. Recommend a qualified contractor repair as needed to secure.

 Recommendation / Improvement



9.5.1 Countertops & Cabinets

**CABINET DOOR(S)
WON'T CLOSE**

KITCHEN

Cabinet doors are not closing all the way on 1 or more of the cabinets. This may be due to poor hinges or normal usage wear and tear. Recommend qualified contractor repair as needed.

 Recommendation / Improvement



9.5.2 Countertops & Cabinets

**CABINETS (MINOR
DAMAGE)**

KITCHEN ROTATING HUTCH

The rotating corner cabinet in the kitchen has minor damage along the bottom of the door. Recommend repair by a qualified contractor as necessary.

 Recommendation / Improvement



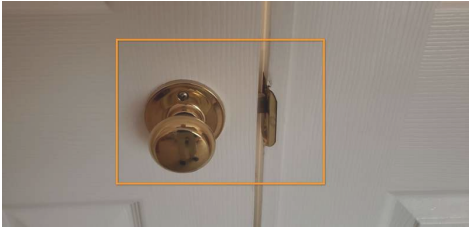
9.6.1 Doors

DOOR DOESN'T LATCH

MASTER BEDROOM

 Recommendation / Improvement

The double doors leading into the master bedroom would not close and latch as intended (i.e. the latch mechanism is not aligned with the strike plate on the door frame). Please consult a general contractor to adjust the alignment of the strike plate.



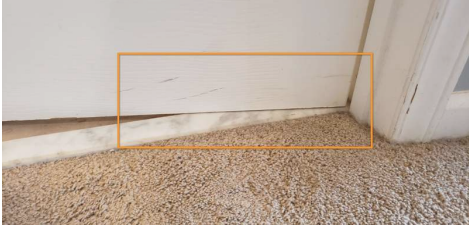
9.6.2 Doors

INTERIOR DOOR (RUBBING ON THRESHOLD)

2ND FLOOR HALLWAY BATHROOM

 Recommendation / Improvement

The 2nd floor bathroom door rubs on the threshold during operation, which can damage the flooring and/or the door. Please consult a general contractor for repair.



9.6.3 Doors

INTERIOR DOOR (OUT OF SQUARE)

FRONT DOOR

 Recommendation / Improvement

The front door is visibly out of square/ not aligned properly possibly due to the top hinge not being properly secured to the frame. Recommend a qualified contractor repair as necessary to prevent future damage to the door or frame.



9.6.4 Doors

SURFACES (LIGHT DAMAGE/SPECIFIC)

2ND FLOOR FRONT LEFT BEDROOM

 Recommendation / Improvement

There is minor damage to the closet door in the 2nd floor left bedroom. Please consult a general contractor for repair.

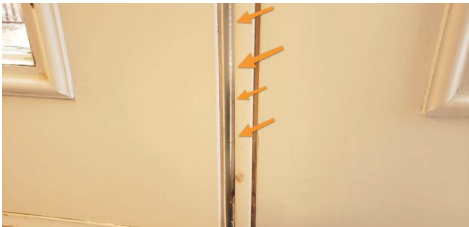


9.6.5 Doors

DOOR NOT SEALING

The exterior door in the family room is not sealing completely at the bottom when closed as daylight can be seen through the crack. Recommend a qualified contractor repair as needed to reduce possible moisture intrusion and conditioned air leakage.

 Recommendation / Improvement



9.7.1 Windows

DIFFICULT TO OPEN/CLOSE

2ND FLOOR FRONT LEFT BEDROOM

Windows were difficult to open/close during inspection which may cause damage to the window during opening if not repaired. Recommend a qualified contractor repair the window so that it may easily open.

 Recommendation / Improvement



9.7.2 Windows

HARDWARE DAMAGED

LIVING ROOM MIDDLE FRONT

Multiple windows had hardware was damaged and the window would not "click" or lock in. Please consult a window or general contractor for further evaluation and repair.

 Recommendation / Improvement



9.7.3 Windows

WINDOW DOES NOT STAY OPEN

2ND FLOOR LOFT RIGHT WINDOW, 2ND FLOOR FRONT RIGHT BEDROOM

The window will not stay open when raised, which can cause damage when the window falls back down. Please consult a window or general contractor for further evaluation and repair.

 Recommendation / Improvement



9.7.4 Windows

WINDOWS SEAL

2ND FLOOR FRONT RIGHT BEDROOM

The window has visible condensation, fogging and/or rust between the panes of glass, which indicates a broken seal. A broken seal can reduce the insulation capabilities of the window and in severe cases lead to leaking. Also, please note that other windows in the home may also have broken seals, but were not readily visible at the time of the inspection. Please consult a window specialist or general contractor for review of the windows and repair or replace any windows with broken seals.

 Recommendation / Improvement



9.7.5 Windows

**WINDOW FRAME
DAMAGED**

FAMILY ROOM LEFT OF FIREPLACE

The window frame and sash of the window to the left of the fireplace have holes drilled in them which could allow moisture intrusion into the wall below the window. Recommend a qualified contractor repair as needed.

➔ Recommendation / Improvement



10.4.1 Exhaust Systems

DRYER VENT STUCK

RIGHT SIDE OF HOME

The dryer exhaust vent appears to be clogged, which is preventing the damper from closing when it is not exhausting. This can cause pest intrusion into the ducts. The vent exhaust should be cleaned and then check to ensure the damper can properly close the duct.

➔ Recommendation / Improvement



11.5.1 Ventilation equipment/
range hood

**VENT FAN IS NOT
VENTED**

KITCHEN

The vent fan above the cook top is not vented to the exterior and there is no duct work. This will allow smoke and fumes from the stove top to be released into the kitchen. This vent hood should be replaced with a recirculating vent hood or vented to the exterior of the home. Recommended qualified contractor repair/install vent work as needed.

➔ Recommendation / Improvement

