

SUMMARY

2776 Jordan Ct, Creedmoor, NC 27522

Cyril Mansperger
August 29, 2023

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NC Licensed Home Inspector (license #
2703)

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* Items highlighted in YELLOW have been addressed by the seller.
Water heater and HVAC system have been newly replaced in 2024.
Seller has remediated the noted pest intrusion.

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.

2.1.1 Coverings

DEBRIS ON ROOF

Tree debris is accumulating on the roof. This can lead to water damming and eventually leaking. All debris should be removed seasonally to reduce the risk of leaks.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

SOFT TRIM/SIDING

Several areas of trim or siding that are soft to the touch. This is due to long term moisture exposure. The areas should be repaired, caulked, and painted to prevent any future deterioration. Deteriorated siding could allow moisture intrusion which could damage the structure, interior surface or personal belongings.

Recommendation

Contact a qualified carpenter.



3.2.1 Exterior Doors

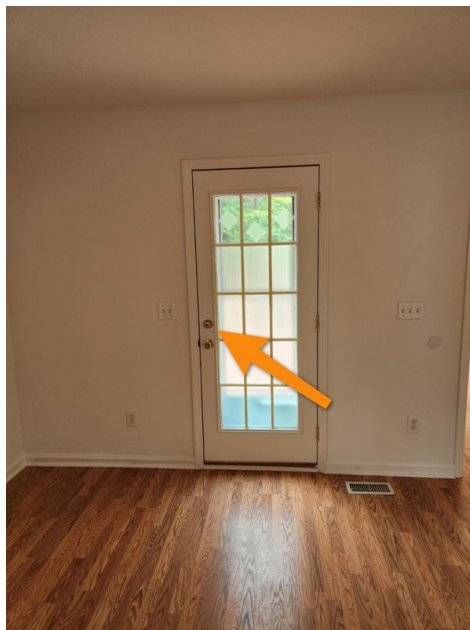
KEYED DEADBOLT

The locking mechanism on the door is operated from the inside with a key. This should be operable with an easily accessible handle. This is important in case of an emergent need to escape the premises. A competent handyman or Locksmith should be able to install an proper deadbolt.

Recommendation
Contact a handyman or DIY project



Laundry



3.2.2 Exterior Doors

DOOR BINDING

The door is binding at the edges. Over time this may make it difficult to operate and may cause damage to the door or door jam. The door should be adjusted to ensure proper operation.

Recommendation
Contact a qualified professional.



Back Porch

3.2.3 Exterior Doors

SELF CLOSING DOOR NOT LATCHING

The door is equipped with a damper making it a self closing door. The door should fully close and latch without assistance. Currently the door closer does not fully close and latch the door. The door should be adjusted so it fully closes on it's own.

Recommendation
Contact a qualified professional.



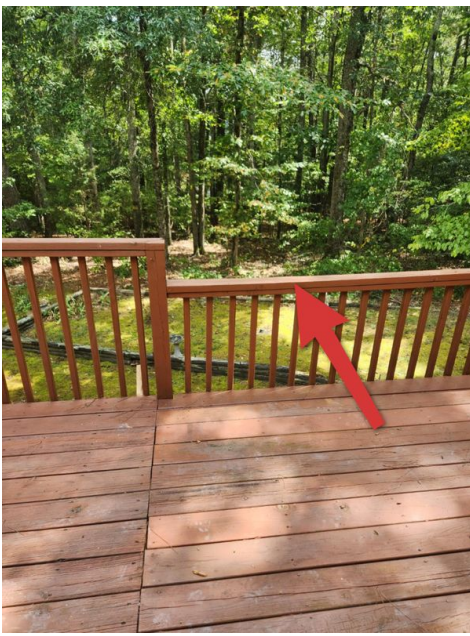
3.4.1 Decks, Balconies, Porches & Steps

HANDRAIL TOO LOW - 27"

 Safety Hazard

The handrail is too low. Handrails should be a minimum of 30" high from the top of the deck board to the top of the handrail. A handrail that is too low may be difficult for an adult to grasp in the event of a fall and may not be high enough to prevent a fall over the rail. The Rail should be raised to the appropriate height.

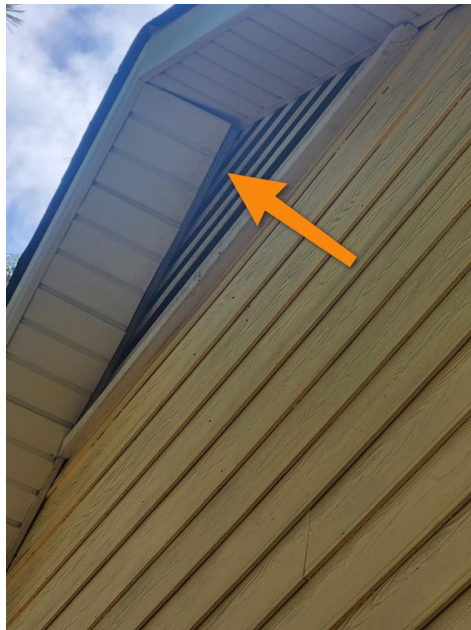
Recommendation
Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

OPENING

There is opening in soffit which should be repaired. This can allow water or pest intrusion in to the attic area and wall cavity. Moisture and pest intrusion could lead to damage to the home's systems and finished surfaces. The opening should be repaired so no pests or moisture can enter.



4.6.1 Roof Structure & Attic

PEST INTRUSION - BATS

LEFT GABLE VENT AND SOFFIT

There is evidence of bats roosting in the attic area. Bat guano and other rodent feces can pose a health risk to humans. Any live animals should be removed and droppings should be cleaned. Once the area is clear a means of preventing future intrusion should be put in place. This is usually done with intact screens.

Recommendation
Contact a qualified professional.

5.4.1 Exhaust Systems **UNUSUALLY NOISY**

The bathroom ventilation fan is unusually noisy. This could be due to a problem with the motor or housing. The fan should operate in a reasonable quiet fashion. The unit should be repaired or replaced to return to lower sound levels.

Recommendation
Contact a qualified handyman.



Primary Bathroom

7.1.1 Cooling Equipment **AGE - REACHING STATISTICAL END OF LIFE**

The unit was manufactured in 2000. The average life expectancy of a HVAC system is 12-15 years. Due to the age of the system replacement parts for repair may not be available and hazardous conditions may exist. The system should be serviced and evaluated by a Licensed HVAC Contractor to better understand the life expectancy and condition. Some consideration and budgeting should be planned in the event the system needs repair or replacement.

Recommendation
Recommend monitoring.

7.1.2 Cooling Equipment **BURIED CONDENSATE LINE**

The condensate line is buried. This prevents the system from properly draining which could lead to premature failure of the unit and may cause the unit to shut down due to a perceived blockage. The pipe should be free and clear of all covering including the discharge opening.

Recommendation
Contact a qualified professional.



7.1.3 Cooling Equipment

R-22 REFRIGERANT - LIMITED SUPPLY OPTIONS

The HVAC system relies on R-22 as the refrigerant. This product is no longer in production and supplies are extremely limited. This may make repair or re-charging of the system difficult or impossible. Due to the difficulty in repairing systems relying on R-22 a Licensed HVAC Contractor should evaluate the system to give a better understanding of life expectancy.

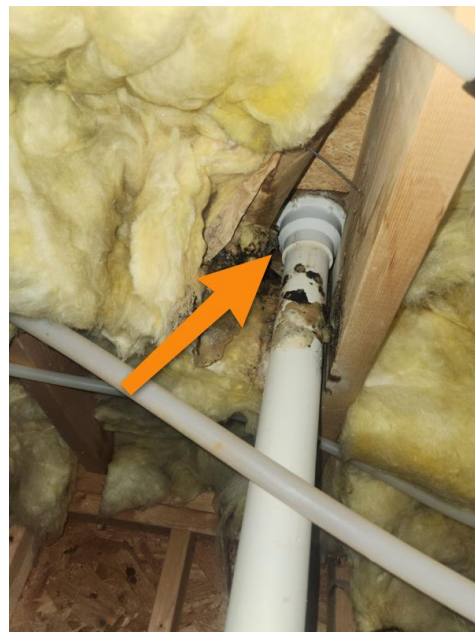
Recommendation

Contact a qualified professional.

8.2.1 Drain, Waste, & Vent Systems

ACTIVE LEAK

A drain line showed signs of an active leak. A leaking drain line may cause damage to the surrounding surfaces, may cause structural damage and may cause mold or rot. A Licensed Plumber should repair all active leaks.



Primary Bathroom Shower

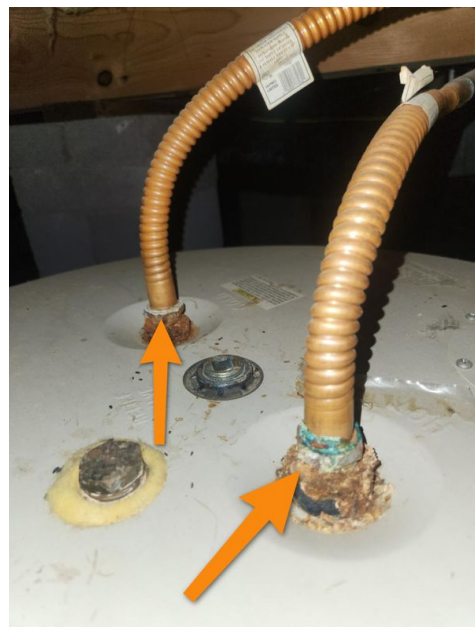
8.3.1 Water Supply, Distribution Systems & Fixtures

CORROSION

Significant corrosion noted on the plumbing connections. This could lead to a leak which could cause damage to the surrounding surfaces. The corroded components should be replaced by a Licensed Plumber in order to minimize the risk of a leak.

Recommendation

Contact a qualified plumbing contractor.



Water Heater

8.3.2 Water Supply, Distribution Systems & Fixtures

HANDLE LOOSE

The handle is loose. Over time the handle may disconnect or strip the mechanism which may make the fixture inoperable. The handle should be secured so it is firmly affixed.

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The unit was manufactured in 1999 and the average life expectancy of a water heater is 12-15 years. The water heater should be monitored for leaks and function. If the heater leaks or stops functioning a Licensed Plumber should repair or replace.

8.4.2 Hot Water Systems, Controls, Flues & Vents

TPRV DISCHARGE PIPE NOT SECURE



Safety Hazard

The temperature and pressure relief valve is a safety device that will release extremely hot water under pressure from the vessel in the event of a mechanical failure. This device discharges through a pipe to 6" above the floor in order to keep super heated water from contacting a persons face or chest. The pipe that is installed should be secured to the water heater to prevent it from moving during a discharge event.

Recommendation

Contact a qualified plumbing contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLET



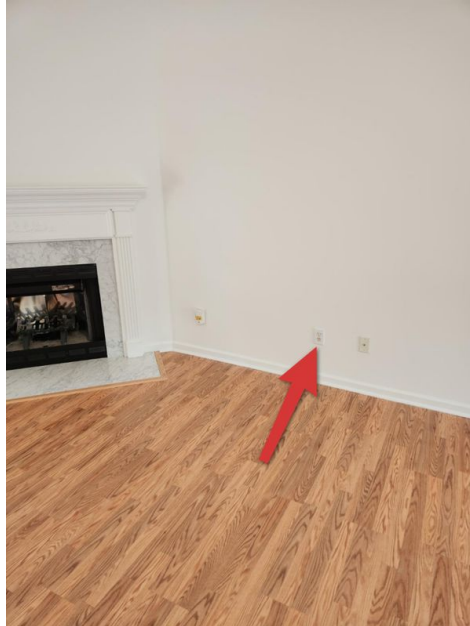
Safety Hazard

Several outlets are loose and have excessive movement when plugging in or removing a power cord. This may cause the wiring to become loose creating a short circuit. This can be a shock or fire hazard. All outlets should be secure so there is no play when plugging or unplugging a device.

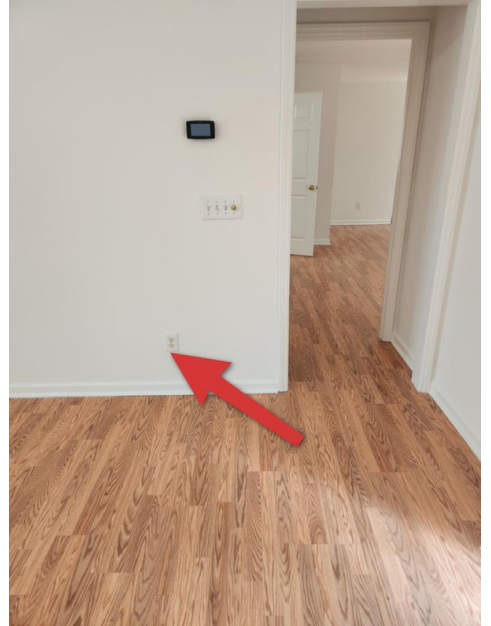
Recommendation
Contact a qualified electrical contractor.



Dining Room



Living Room



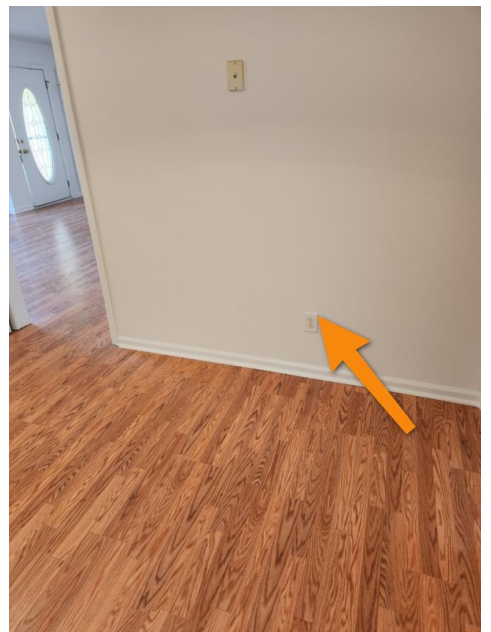
Living Room

9.4.2 Lighting Fixtures, Switches & Receptacles

OBSTRUCTION IN OUTLET

There is an obstruction in the outlet opening. This will prevent the use of the outlet. The obstruction should be removed and if it is not easily removed the outlet should be replaced by a Licensed Electrician.

Recommendation
Contact a qualified electrical contractor.



Dining Room

9.5.1 GFCI & AFCI

NO GFCI PROTECTION

 Safety Hazard

No GFCI protection was present. GFCI protection is necessary in wet areas to prevent shock or electrocution. I recommend installing proper ground fault protection in all wet areas for safety. This includes kitchen, bathroom, garage, and exterior outlets.

Recommendation
Contact a qualified electrical contractor.



Laundry

9.6.1 Smoke Detectors

AGE - SHOULD BE REPLACED

The smoke detectors should be replaced every 10 years. The smoke detectors in the home are or appear to be over 10 years old. It is critical to have working smoke detectors to minimize the risk of injury or death in a home fire. Each sleeping room and adjoining hallway should have a smoke detector.

Recommendation

Contact a qualified professional.

10.1.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust and an accumulation of debris so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean prior to use.
