



Inspection Report

06.18.25

1984 Sadler Avenue
Creedmoor, NC 27522



Your Inspector
Drew Saunders
Lic# 2440

Drew Saunders

Client(s)
Stephanie Kendziorski

Realtor
Colleen Lawrence
9198899453



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THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. 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.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Structural

1. Needs Repair: Crawlspace Door- Not Properly Sealing- Observed the crawlspace door, not properly sealing at the top when closed. Currently in this condition, vermin and pest can enter inside of the crawlspace. Recommend a contractor make repairs to provide a proper seal around the crawlspace door when closed.

Note from owners: Door was not properly closed the last time that it was accessed, added weatherstripping as a precaution



See Additional Photos on Page #17

Exterior

2. A) Needs Repair: Garage - Damaged Weather Stripping - Observed damaged weather stripping at the top, right side and bottom left corner of the garage door. Gaps in the weather stripping can allow pests into the area/home. Recommend that a professional contractor evaluate the garage door and replace/repair weather stripping as necessary.

B) Needs Repair: Garage - Garage Door Not Sealing at the Slab - The garage door is not sealing across the length of the lower door panel at the cement slab. The opening currently present can allow access of water and vermin into the garage. Have a professional contractor make the necessary repairs to allow the door to seal when closed.



See Additional Photos on Page #20

Roof

3. Needs Repair: Roof Covering - Raised Shingles - Observed a few raised shingles on the front roof. Raised shingles can allow moisture to penetrate under the roof covering that can result in damage, as well as exposing the shingle to further damage during high wind conditions. Have a professional roofing contractor evaluate the entire roof and make the necessary repairs for proper installation and long term serviceability.
NOTE: This is a double layered roof.

Note from owners: Roof is not a double layer, only at the ridge. We had Steve at ProCraft Restoration come out June 17th, 2025 and he did not find any issues with the roof. He can be reached at 919-710-2005 if there are questions.



See Additional Photos on Page #24

Plumbing

4. Needs Repair: Water Supply Plumbing Support - Unsupported Main Water Line - The water supply plumbing main water line is not properly supported inside the crawlspace. Unsupported water lines can result in damage to the plumbing. Have a professional plumbing contractor evaluate the water supply lines serving the home and make any necessary repairs to properly support all of the water supply plumbing.

Note from owners: This has been repaired



Plumbing

5. Needs Repair: Waste Plumbing - Exposed Waste Pipe Outside the Foundation - The main waste drain line drain just outside the foundation wall is exposed at the surface dirt grade. Installation requirements of plumbing waste lines call for no drainage piping (other than a cleanout) to be installed outside of or under a building in an exposed, open or unheated area. Measures should be taken such that the waste drain pipe is installed so that none of the pipe is exposed to possible damage.

Note from owners: This has been covered so it is no longer exposed



See Additional Photos on Page #27

Plumbing

6. Needs Repair: Waste Plumbing Support/Slope - Waste Water Lines - The main waste water line is not properly sloping inside the crawlspace. Not properly sloping waste pipes can result in damage to the plumbing and leaking. Have a professional plumbing contractor evaluate the plumbing waste pipes serving the home and make any necessary repairs to provide proper installation to all of the water supply/waste plumbing.

Note from owners: House was constructed in this manner. We have not had any issues with the plumbing in the home.



Water Heater

7. A) Needs Repair: Water Heater Safety - Pressure Relief Drain Line Not Properly Installed - Observed the PRV (pressure relief valve) discharge pipe is not installed properly on the relief valve servicing the water heater. Professional plumbing contractors that replace equipment with new, must upgrade systems to comply with current code requirements. Current plumbing standards require that the discharge pipe on the high pressure relief valve extend to the exterior of the foundation within 6" of grade. Have a professional plumbing contractor properly install discharge pipe per current plumbing standards due to the presence of a newly installed appliance. At a minimum, this discharge pipe should be installed so that it vents to within 6" of the grade surface at the base of the appliance.

B) Needs Repair: Water Heater Safety - Thermal Expansion Tank Not Pressurized - The thermal expansion tank (TET) on the water supply plumbing system was observed to not be pressurized. This tank compensates for increased water pressure resulting from the stored heated water in the water heater. Tank not being pressurized will not help protect the water supply pipes. Have a professional plumbing contractor service this device and make any repairs necessary in order to provide proper installation.

>>> Note: The tank pressure should be verified as being pressurized so that it matches the pressure setting of the PRV (pressure regulating valve) - whole house water pressure.



See Additional Photos on Page #32

Note from owners for 7A: We spoke with Brandon at Lester's Plumbing service about this and he stated this is a common occurrence and not concerning.

7B: The thermal expansion tank is being replaced June 23rd, 2025.

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Bathroom - Second Floor Primary Bathroom

8. Needs Repair: Bathroom Toilet Loosely Installed at Floor -
The primary bathroom toilet is loosely connected to the floor. This can result in damage/leaking. Recommend that a professional plumbing contractor fully evaluate the toilet and make the necessary repairs for proper installation and long term serviceability.

Note from owners: Toilet is being repaired June 23rd, 2025.



See Additional Photos on Page #37

Fireplace

9. Needs Repair: Fireplace Gas Log Set - Not Operational - No Gas Supply-
The fireplace gas log set was not operational at time of inspection. No gas supplied to logs. Have a professional contractor evaluate the log set and make the necessary repairs after gas is available.

Note from owners: We no longer rent the propane tank for this fireplace. At the time we purchased the house, it was functioning. We have never used the fireplace.



See Additional Photos on Page #46

Interior

10. A) Needs Repair: Windows - Vinyl Windows Hard to Open -
Observed a few of the vinyl windows in the home to be difficult to open. Windows that are difficult to open can slow or prevent egress during an emergency situation, and can result in damage to the sash support components of the windows. Recommend that the window frame tracks be cleaned, lubricated, and serviced if necessary, at this time for proper operation to be possible.

B) Needs Repair: Windows - Windows Not Holding Position -
Observed the window near the front porch to not hold position once the windows were raised/unlocked. Windows that will not stay in position can prevent use/result in damage to the windows. Recommend that a professional window installation/service contractor evaluate all of the windows throughout the home and make any necessary repairs to allow for proper operation.

C) Needs Repair: Windows - Broken Window -
Observed a broken window in the primary bathroom above the toilet. The broken window will not properly insulate the area, and broken glass can be a hazard. Recommend that a professional window repair/installation contractor replace the damaged glass unit.

D) Needs Repair: Windows - Window Glass Unit Seal Failure -
Glass unit insulation seal was observed to be compromised in the primary bedroom window. Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.



See Additional Photos on Page #54

Insulation & Ventilation

11. Needs Repair: Crawlspace Insulation - Fallen/Missing Insulation -
Some crawlspace insulation is falling down or missing at the right side of the HVAC unit. This will reduce the "R" value across the floor. Have a professional contractor evaluate all of the insulation in the crawlspace area and repair/replace insulation at any location where insulation is not properly installed or deteriorated.

Note from owner: Insulation in crawl space is being replaced and secured in this area.



See Additional Photos on Page #56

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Inspection Observations, Information, Suggestions and/or Limitations:

Plumbing

12. Suggestion: Water Pipe Insulation - Hot water lines should be insulated to help water heater be more energy efficient. The location of the water heater being in an unconditioned space allows uncontrolled air to cool water in the lines.



Water Heater

13. Information/Recommendation: Water Heater Temperature Adjustment Suggested - The water heater was inspected and operated as intended at the time of the inspection. The water temperature was measured at 135 and noted as being higher than what safe/economical levels would recommend - in excess of 110 degrees. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 110 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy and save money.



Electrical

14. Information: Smoke Detectors - Smoke detection device installation appears to be typical for the time period of the home's construction. Change out batteries (if provided with a backup power source) on all smoke detectors annually in order to provide a continued backup power source for detectors during periods of interrupted power outages.

>>> Note: Most smoke/CO detector manufacturers recommend detector replacement every 10 years.

>>> Note: Several smoke and CO alarms being sold on e-commerce sites have not been tested by Nationally Recognized Testing Laboratories (NRTLs). These untested alarms lack the certification to perform as required by industry standards.



Electrical

15. Information: GFCI Outlets- Bathroom Outlets-

The first floor half bathroom, second floor hall bathroom and primary bedroom bathroom GFCI outlets were tested. All outlets tripped and reset. The second floor bathroom and primary bathroom outlets will not reset on there own. You have to reset the first floor half bathroom outlet first. The first floor half bathroom outlet controls all the bathrooms outlets.

Note from owner: This is a common occurance for GFCI outlets to be linked together.



Heating - House

16. Limited Evaluation: Heat Pump - Outdoor Temperature Above 60 Degrees - When outdoor temperatures exceed 60 degrees, the heating function of a heat pump will not be tested due to manufacturers' recommendations not to operate above that outdoor temperature limit. The heating function of a heat pump should be considered operating properly if the cooling (AC) operated properly. Recommend having a professional HVAC contractor further evaluate the HVAC system prior to closing.



See Additional Photos on Page #42

Heating - House

17. Limited Evaluation: Heat Pump - Outdoor Temperature Above 60 Degrees - When outdoor temperatures exceed 60 degrees, the heating function of a heat pump will not be tested due to manufacturers' recommendations not to operate above that outdoor temperature limit. The heating function of a heat pump should be considered operating properly if the cooling (AC) operated properly. Recommend having a professional HVAC contractor further evaluate the HVAC system prior to closing.



See Additional Photos on Page #44

Air Conditioning - House

18. Information/Recommendation: General HVAC Maintenance - Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system. If records are provided, it is recommended to review the service receipt in order to determine what services were provided.

Note from owner: HVAC serviced June 17th, 2025



Insulation & Ventilation

19. Information: Dryer Vent System - This exhaust duct system should be checked periodically for lint build up which can be a safety hazard. If dryer drying time is observed to be taking longer than usual, clean the duct lines and or roof end vent cap that may have become clogged with build up of lint. Testing of air flow and/or visible inspection of the exhaust duct end cap was not completed. If service records cannot be provided by the current owner demonstrating that this duct run has been cleaned in the recent past, it is suggested that this service be provided due to known lint build up that occurs over time of use.

> The following link provides simplistic instructions on how to clean out a dryer duct;
<http://m.wikihow.com/Clean-a-Clothes-Dryer-Vent>

