

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 Further Evaluation / Repair: Subfloor - Moisture Stained Subflooring - Observed moisture stained subfloor under the kitchen sink and under the rear door. The kitchen sink waste drain is actively leaking. The moisture stains under the rear door system are assumed to be from a prior leaking condition when there were opening around base of the rear door frame. The edges around the rear door frame have been heavily caulked / sealed to prevent water intrusion. Recommend having a professional contractor evaluate the moisture stained subfloor and repair as necessary.



See Additional Photos on Page #24

Structural

2. Needs Repair: Wood Fence - Broken Fence Laying On Ground - Observed about half of the fence broken and/or laying on the ground. The fence hasn't been provided with proper preventative maintenance and has deteriorated / rotted. The concrete holding fence posts are broken. Observed termite damaged wood fence pickets at the right side of the house close to the home. Recommend having a professional fence contractor evaluate the fence and remove / replace as necessary.

Broken Fence removed



See Additional Photos on Page #25

Exterior

3. Needs Repair: Exterior Wall Cladding - Adverse Conditions Present -
1) Open Siding Joints - Observed butt joints in the fiber cement siding that have opened up. Moisture can penetrate behind the exterior wall cladding at these unsealed butt joints and damage may not become apparent for a long period of time if proper preventive maintenance is not being provided. Installation standards requiring individual flashings to be installed at every lap joint on the house were implemented by the state starting with homes being permitted in 2008 were not required when this building was constructed. Consider installing flashings at the most problematic joints, but at a minimum, have a professional contractor properly maintain all open lapp joints by employing preventive maintenance measure of sealing the joints by applying a caulking sealant.
2) Loose Siding - Observed loose sections of siding on the right side of the exterior of the home. Loose sections of siding can allow water to damage the wood structure behind the siding, and the siding can be damaged during windy conditions. Have a professional siding contractor evaluate the home's entire siding application/installation and repair/replace as necessary.



See Additional Photos on Page #27

Exterior

4. Needs Repair: Exterior Trim - Adverse Conditions Present -

1) Moisture Damaged Trim - Observed moisture damaged wood trim around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Damaged wood may not be limited to just the area noted in this report. Have a professional contractor evaluate all of the exterior wood around the house making repairs as necessary.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the walls/roof/overhangs as well. Evaluations in these areas should include opening up the areas to observe/repair any damage as a result of the moisture penetration.

2) Deteriorated Sealant - Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.



See Additional Photos on Page #27

Exterior

5. Needs Repair: Front Door - Front Door Deadbolt Not Fully/Easily Engaging -

The dead bolt locking bolt is not fully engaging/hard to engage the door jamb when locking the front door. This will prevent the door from being properly secured. Have a professional contractor make all necessary repairs or adjustments required so the dead bolt can be easily and fully extended into the jamb when locked.

>>> Note: Electronically engaging dead bolts will not lock properly if any amount of restriction is present.

Deadbolt is engaging



Exterior

6. Needs Repair: Rear Door - Adverse Conditions Present -

1) Rear Door Rubs Jamb When Operated - The rear door rubs the jamb at the upper strike side of the door. Adjustments are necessary for unobstructed motion of the door when operating.

2) Damaged Weather Stripping/Door Not Sealing - The door is not making a good seal on the weather strip insulation at the lower striker side of the door jamb where the insulation strip is deteriorated. This can allow conditioned air to leak from the home, and provide an access point for pests into the home. Damage is most likely from a pet pawing at the area.

3) Rear Door Deadbolt Not Fully/Easily Engaging - The dead bolt locking bolt is not fully engaging/hard to engage the door jamb when locking the rear door. This will prevent the door from being properly secured.

Have a professional contractor evaluate the exterior doors and repair / replace as necessary.



See Additional Photos on Page #28

Exterior

7. Needs Repair: Garage Side Service Door - Adverse Conditions Present -

1) Door Not Sealing - The garage side service door is not making a tight seal on the weather strip. Recommend having a professional interior trim carpenter make all necessary adjustments required so that this door can properly seal as required.

2) Minor Moisture Damage to Side Service Door - The garage side service door lower side wood jambs have minor wood deterioration/rot present. Have a professional contractor make all necessary repairs for long term serviceability.



See Additional Photos on Page #28

Exterior

8. Needs Repair: Windows - Adverse Conditions Present -

1) Moisture Damage Window Frames/Sills - There are moisture damaged windows/window casings/window sills around the perimeter of the house. Long term exposure to exterior weather conditions is attributed to the current moisture deteriorated conditions noted at the time of the inspection. Conditions will worsen at a faster time interval than what it took for current conditions to become present if preventative maintenance is not provided. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Have a professional contractor evaluate all windows/frames and make repairs where necessary for long term serviceability.

2) Window Screens Missing - Most of the windows around the home did not have window screens installed in the windows at time of inspection. Some screens were observed stored in the garage and crawlspace. Replace missing screens at all windows where not currently installed so that all window screens can be accounted for.



See Additional Photos on Page #29

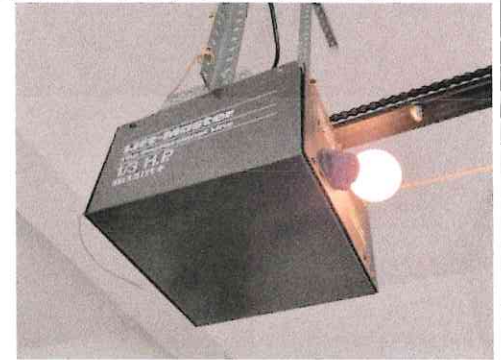
Exterior

9. Needs Repair: Garage - Adverse Conditions Present -

1) Garage Door Opener Down Force Adjustment Needed - The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.

2) Garage Door Opener Light Lens Cover Missing - The protective lens cover is missing on both garage door openers. Lenses help prevent personal injury in the event of a bulb burst. Install missing lens cover due to concerns for personal safety.

3) Openings in Wall Board - Observed an opening in the wall board in the garage. The holes appear to be made by a mouse. Openings in the drywall can allow harmful gasses to enter the home, and can allow for a fire to spread more quickly into the home should a fire occur in the garage - the majority of all reported house fires start in the garage. Have a professional contractor make repairs so that the integrity of the wall board is restored.



See Additional Photos on Page #29

Exterior

10. Needs Repair: Deck - Raised Wood Deck Surface Deterioration -

Manufacture of exterior wood products recommend preventive maintenance in order to extend the long term serviceability of the product. Deck boards have not been cleaned and sealed in the past and extensive surface aging/deterioration of the wood deck boards is present. The lack of preventative maintenance has allowed safety concerns to be present with splintering, warping conditions in the wood surfaces being present. Have a professional contractor specializing in exterior deck preservation provide further evaluation - repairing/replacing all damaged wood areas.



See Additional Photos on Page #30

Exterior

11. Needs Repair: Stoop - Open Mortar Joints -

The front entrance masonry steps have some openings in the mortar joints and one loose brick. Openings in these joints between the brick can allow water to intrude into openings and during extremely cold weather, freezing conditions will expand water and cause brick to crack or dislodge. Have a professional masonry contractor "point up" any open joints in the masonry exterior of the house.



See Additional Photos on Page #30

Exterior

12. Needs Repair: Soffit - Soffit Vents Painted Over -

The soffit vents have been painted over in places around the house. This is reducing air flow into the attic through the vent. Recommend having a professional contractor evaluate the soffit vents and repair / replace as necessary.



See Additional Photos on Page #31

Exterior

13. Needs Repair: Driveway - Large Cracking/Displacement Present -

Observed large cracks and/or displaced sections in the driveway. Displacements in the cement that exceed more than 1/2" vertically and/or horizontally present a tripping hazard. Repairs should be considered due to a personal safety and liability concern. Have a professional concrete flat work contractor evaluate the driveway and repair any sections of the driveway necessary for safe passage.



See Additional Photos on Page #31

Exterior

14. Needs Repair: Tree/Shrub Limbs - Limbs In Contact With The House -

Observed tree/shrub limbs that are in contact/near contact with the home. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



See Additional Photos on Page #32

Exterior

15. Needs Repair: Exterior Wall Cladding - Unsealed Opening -

Observed an unsealed penetration into the exterior wall of the home. Unsealed openings can allow moisture/pests access to the foundation area and damage wood framed walls. Have a professional contractor evaluate the entire home and seal all openings as necessary.



See Additional Photos on Page #33

Exterior

16. Needs Repair: Garage Steps - Loose Boards -

The garage stairs leading into the house have loose boards at stair treads. The loose boards are a tripping/slipping hazard. Recommend that a professional contractor make the necessary repairs to allow for safe use.



See Additional Photos on Page #33

Exterior

17. Needs Repair: Garage Door Dented / Damaged -

Observed damaged areas on the left side garage door. The garage door did not reverse motion when a small amount of resistance were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor evaluate the garage doors and repair / replace as necessary.



See Additional Photos on Page #34

Roof

18. Needs Repair: Roof Covering - Raised Shingles -

Observed raised shingles on the roof. Observed one damaged shingle at the front roof. Raised shingles and damaged 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.



See Additional Photos on Page #35

Plumbing

19. Needs Further Evaluation/Repair: Well Water Supply System Adverse Conditions Present -

The following adverse conditions were noted in the well water supply system at the time of the inspection:

- 1) Mature trees are growing directly next to the well and well housing. Tree roots can damage the well and associated plumbing.
- 2)

Limited Evaluation: The well pump is submerged and could not be observed. Inspection provides conformation that the pump was operating at the time of the inspection alone. The visible components of the well water supply system (pressure/storage tank, pressure contact relay switch and pressure gauge) were inspected and observed to be functioning properly at the time of the inspection.



See Additional Photos on Page #37

Plumbing

20. Needs Repair: Water Pressure - Low Pressure Settings on Well -

Low water pressure is currently being provided when water pressure is at the lower pressure setting of the contact pressure switch. Have a professional plumbing contractor that is familiar with well water supply systems increase the pressure setting so that a reasonable water pressure is maintained on the water supply system at all times.



See Additional Photos on Page #38

Plumbing

21. Needs Repair: Plumbing Insulation - Missing Insulation at Water Heater -

Due to the water heater being installed in an unconditioned area, insulation should be installed on all of the water lines servicing the appliance in order to protect pipes from exposure to freezing during extreme cold weather conditions. Recommend that a professional contractor evaluate the plumbing and make the necessary repairs to properly insulate lines where necessary.



See Additional Photos on Page #38

Plumbing

22. Needs Repair: Waste Plumbing - Adverse Conditions Present -

1) Broken/Open Main Waste Pipe - The main sewer clean out is broken at the top of the opening. The broken pipe is located under the deck. Open sewer waste lines will allow odors/gases to escape into the surrounding area that present a safety concern for small children. Additionally, the open waste line is a tripping hazard, and can allow debris to fall into the drain causing a clog. Have a professional plumbing contractor make the necessary repairs to the main line to ensure proper drainage and to provide a proper seal. >>> Note: Additional damage may be present below the grade surface that is not visible during the home inspection.

2) 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.

This was repaired



See Additional Photos on Page #39

Plumbing

23. Needs Repair: Exterior Faucet - Disconnected From Plumbing / No Water Supplied -

The exterior hose faucet at the right side of the house is disconnected from the plumbing lines. The plumbing line was observed cut in the crawlspace and the supply end is capped off. No water is supplied to the hose faucet. Recommend that a professional plumbing contractor evaluate the faucets and make the necessary repairs to allow for proper operation.



See Additional Photos on Page #40

Plumbing

24. Needs Repair: Kitchen Sink - Waste Plumbing Leak -

Observed a leak from inside the base cabinet under the kitchen sink at the sink waste line. The exact source of the leak was not determined during the inspection, but dripping was occurring at this location. Recommend that a professional plumbing contractor evaluate the area and make the necessary repairs to prevent further leaking.



See Additional Photos on Page #40

Water Heater

25. Needs Repair: Water Heater Safety Equipment - Pressure Relief Valve Drain Line Not Installed Properly -

The pressure relief valve drain line is offset / not above the lower drain line that exits to the exterior of the crawlspace. If the pressure relief valve discharges water it will go onto the ground in the crawlspace rather than through the drain line below. Recommend having a professional plumbing contractor evaluate the water heater installation and repair as necessary.



See Additional Photos on Page #42

Bathroom - First Floor Half Bathroom

26. Needs Repair: Toilet - Water Supply Valve Leaking -

The water supply valve behind the toilet is leaking water onto the floor. This can cause damage to the flooring and floor structure below. The water supply valve was turned off after the inspector cleaned up all water. Recommend having a professional plumbing contractor evaluate the toilet and repair / replace as necessary.



See Additional Photos on Page #44

Bathroom - Second Floor Hall Bathroom

27. Needs Repair: Toilet - Water Supply Valve Leaking -

The water supply valve behind the toilet is leaking water onto the floor. An excessive amount of water was on the floor around the toilet before the inspector turned on the toilet valve. The toilet may be leaking from additional areas. The toilet water supply valve was turned off after the inspector cleaned up all water. This can cause damage to the flooring and floor structure below. Recommend having a professional plumbing contractor evaluate the toilet and repair / replace as necessary.



See Additional Photos on Page #45

Bathroom - Second Floor Hall Bathroom

28. Needs Repair: Shower and Bathtub - Adverse Conditions Present -
- 1) The tub/shower valve handle isn't secured and the handle fell off.
 - 2) Tub/Shower Diverter Not Working Properly - The bathroom tub/shower valve does not fully divert water to the shower sprayer. This can limit use.
- Have a professional plumbing contractor evaluate the bathrooms and repair / replace as necessary.



See Additional Photos on Page #45

Bathroom - Second Floor Primary Bathroom

29. Needs Repair: Sink - Adverse Conditions Present -
- 1) Leak at Bathroom Sink Waste Drain Assembly - A leak was observed in the left side vanity sink waste drain trap assembly when water was draining. Continued leaking can result in damage.
 - 2) Vanity Sinks Low Water Pressure/Volume - Low water pressure/volume was observed at both vanity sink faucets and in the shower. This can limit use.
 - 3) Vanity Sink Drain Stops Not Installed - Both vanity sink drain stops are not installed in the waste drain opening and the sink basin cannot hold water.
- Have a professional plumbing contractor evaluate the bathrooms and repair / replace as necessary.



See Additional Photos on Page #47

Bathroom - Second Floor Primary Bathroom

30. Needs Repair: Toilet - Adverse Conditions Present -
- 1) Bathroom Toilet Water Running - The bathroom toilet runs intermittently/continuously. This can result in wasted water and increased utility costs. The inspector turned the toilet water valve off after inspecting in order to conserve water.
 - 2) The toilet seat is broken. This can cause personal injury. Recommend replacement.
- Recommend having a professional plumbing contractor evaluate the bathrooms and repair / replace as necessary.



See Additional Photos on Page #47

Bathroom - Second Floor Primary Bathroom

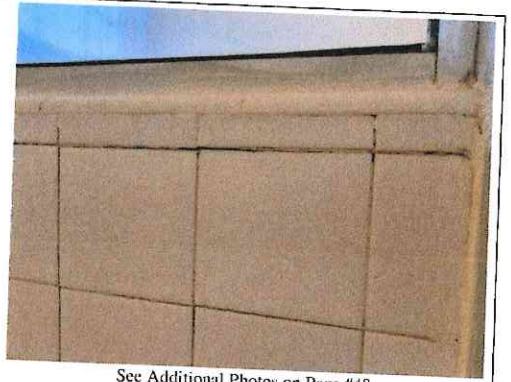
31. Needs Repair: Bathtub - Adverse Conditions Present -
- 1) The bathtub water spout is very loosely secured to the bathtub. This can damage the plumbing to the water spout.
 - 2) Bathtub Waste Drain Stop Not Installed - The bathroom tub/shower drain stop is not installed at the waste drain opening. This will prevent the tub from holding water.
 - 3) Openings In Tub Sealant - The union of the tub and tile walls need preventative maintenance (sealant) applied. Openings in the grout/caulking around the tub should be maintained sealed using an appropriate sealant. Gaps at this location can allow water to intrude under the tub and cause damage over time. Have a professional contractor fully evaluate the bathtub and make any necessary repairs to prevent possible leaking.



See Additional Photos on Page #47

Bathroom - Second Floor Primary Bathroom

32. Needs Repair: Shower - Adverse Conditions Present -
Gaps In Shower Sealant - The shower tile floor and walls need grout / sealant applied between all of the tiles. Cracks in the grout/caulking between the tiles should be maintained sealed using an appropriate sealant. Gaps in the shower can allow water to intrude under the shower and cause damage over time. Have a professional contractor fully evaluate the shower and make any necessary repairs to prevent possible leaking.
2) Low Water Pressure/Volume - Low water pressure/volume was observed from the shower head. This can limit use.
3) Loose Shower Head Plumbing - The shower head plumbing is loose in the shower wall. Loose fixtures can result in damage to the plumbing inside the wall and/or leaking.
Have a professional plumbing contractor evaluate the bathrooms and repair / replace as necessary.



See Additional Photos on Page #48

Electrical

33. Needs Repair: Main Electrical Panel - Cover Panel Missing Screws -
The main electrical panel cover is missing one of the six screws required to secure the interior cover and the screws currently being used have pointed tips. This can allow access into the panel. Have a professional electrical contractor replace missing hardware with the proper "flat" tipped machine screws due to personal safety concerns.



See Additional Photos on Page #49

Electrical

34. Needs Repair: Ground Fault Protection - Broken GFCI / Not Resetting -
Ground fault circuits, where present and accessible, were tested by simulating a fault. The exterior outlets were observed having no power supplied to them. The GFCI outlet installed above the rear deck is broken and doesn't reset. This prevents the entire exterior outlet circuit to have no power. This condition can be due to a defective interrupter device, to a short in the electrical circuit or just that the interrupter does not have power supplied to it. Have a professional electrical contractor service this ground fault circuit so that proper operation is known to be being provided.



See Additional Photos on Page #50

Electrical

35. Needs Repair: Electrical Wiring - Open Electrical Junction Box -
Observed one open junction box in the crawlspace. Open junction boxes expose wire connections that can be an electrical hazard. Recommend that a professional electrical contractor provide proper covers for any uncovered junction boxes throughout the home.



Electrical

36. Needs Repair: Outlets - Exterior Outlet Cover Damaged/Missing -

One exterior electrical outlet at the rear of the house above the deck is not properly covered. All exterior outlets should have waterproof covers installed on them in order to prevent moisture from causing ground fault circuits to trip and provide protection for personal safety when not in use. Have a professional electrical contractor make the necessary repairs.

2) Loose Outlet - One exterior outlet next to the front door is loosely secured to the wall. Outlets will continue to become looser due to frequent use and is typically caused by removal of electrical appliances by simply pulling the electrical cords from the wall receptacle. Loose wall outlets present a safety concern due to a possible shock hazard. Loose outlets may not be restricted to locations noted in the report. Have a professional electrical contractor properly check and secure all outlets so that safe operation conditions are ensured of being provided.



See Additional Photos on Page #51

Electrical

37. Needs Repair: Lighting, Fans & Switches - Adverse Conditions Present -

1) Lights Not Operating - The garage ceiling light fixture and the laundry room light fixture were not operating when tested. This will prevent proper lighting when needed. Have a professional electrical contractor evaluate the light fixtures throughout the home and make the necessary repairs to ensure proper operation.

2) Unbalanced Fan - The master bedroom ceiling fan wobbles when on. Unbalanced fans can cause damage to the internal components of the fan, or at a minimum create an unpleasant noise when on. Recommend that a professional electrical contractor make the necessary repairs to properly balance the fan.



See Additional Photos on Page #51

Electrical

38. Needs Repair: Doorbell - Not Operating -

The front entrance door bell was not working at the time of the inspection. Have a professional electrical contractor service this door announcement system so that proper operation is provided when used.



Electrical

39. Needs Repair: Electrical Wiring - Cut Wires / Exposed Electrical Wires -

Observed wires under the kitchen sink cabinet that have been cut and are not contained in a junction box. The wires are assumed to serve a previous garbage disposal. It was not determined if the wires were live, but they were, and should be, treated as such. Loose electrical wires are an electrical hazard / personal safety hazard. Have a professional electrical contractor evaluate and properly terminate the loose electrical wires inside a covered junction box and/or remove the wires.



See Additional Photos on Page #52

Heating - House

40. Needs Repair: HVAC Unit - Condensate Port Not Sealed -

The condensate ports are not sealed at the penetration to the air handler at the HVAC system. Air loss is occurring as a result at this penetration. Openings in the closed air duct system can have an adverse effect on the overall performance of the system. Recommend having a professional HVAC contractor evaluate the HVAC unit installation and make any necessary repairs for long term serviceability.



See Additional Photos on Page #54

Heating - House

41. Needs Repair: A/C - Dirty Condensing Coil - The condensing coil (coil in the outside unit) is restricted from full air flow through it due to a build-up of any/all of the following items, dirt, landscape mulch, pet hair and/or grass clippings. Even though this system is operating within normal operating parameters (lower but acceptable), a professional HVAC contractor needs to properly clean this coil in order to remove any build-up that is restricting air flow through it in order to maximize operating performance efficiency in the system.



See Additional Photos on Page #56

Air Conditioning

42. Needs Repair: A/C - Torn, Deteriorated, and/or Missing Refrigerant Line Insulation -

Observed torn, deteriorated and/or missing insulation on the high pressure refrigerant line between the foundation wall and the outside A/C unit. Insulation that is not fully covering the freon lines can have an adverse effect on the overall performance of the system. Recommend having a professional HVAC contractor replace damaged insulation on the freon line at this location.



See Additional Photos on Page #60

Interior

43. Needs Repair: Flooring - Adverse Conditions Present -

1) Floor Squeaking - Personal property, furnishings and floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the house. Observed areas in the floor system with floor noise at the top of the stairs and in the master bedroom. This results in some minor floor deflection and/or squeaking in the floor when walked on.

2) Hardwood Darkened Stains Present - Darkened areas in the hardwood flooring were noted in the dining room. Recommend consulting current owner about any history regarding the noted staining. If no explanation can be provided, further evaluation is recommended to be provided by a qualified contractor.

3) Observed damage / tears in the vinyl flooring in the master bathroom.

Recommend having a professional flooring contractor evaluate all of the floors and repair / replace as necessary.



See Additional Photos on Page #63

Interior

44. Needs Repair: Steps & Stairways - Damaged Step -

Observed a damaged corner on the 1st step of the stairs. The damage appears to be from a dog chewing on the wood step. Recommend having a professional contractor evaluate the steps & stairways and repair / replace as necessary.



See Additional Photos on Page #63

Interior

45. Needs Repair: Interior Railings - Loose Handrails -

The upper stair handrail and the lower handrail leading to the attic are loose and need to be properly secured. Rails provide a sense of security/protection from falling when present. Loose rails currently present may give out if any pressure is applied to them. Have a professional contractor properly secure the rails so that proper support is provided if leaned on. Suggestion: Spindle rail spacing on interior balcony rail system is compliant with requirements at the time of original construction, but may be a hazard for children. Caution is advised when children are present. The current standard is 3 1/2" between spindles. Suggest improvements be made so that current safety requirements are provided.



See Additional Photos on Page #64

Interior

46. Needs Repair: Counters and Cabinets - Damaged Kitchen Cabinet -

- 1) The frame components under the kitchen sink cabinet are broken.
- 2) Previous leaking at the kitchen sink has resulted in damage to the base of the cabinet under the sink. Damaged cabinets can limit usage.

Recommend that a professional contractor evaluate the cabinet and make the necessary repairs to ensure long term serviceability.



See Additional Photos on Page #64

Interior

47. Needs Repair: Interior Doors - Adverse Conditions Present -

- 1) Attic Door Not Insulated - The attic access door is a hollow core door and does not have an insulation rating associated with it. When an interior door is used in this application (used to access an unconditioned space), it has to have a complete seal around the entire perimeter of the door, as well as some form of insulation applied to the back side of the entire door slab in order to prevent excess heat loss in this area.

- 2) The smaller attic access door panels are loosely secured to the wall. Only one of the two screws is engaging into wood.

Have a professional contractor evaluate all of the attic access doors and provide acceptable insulation/weather stripping at these door systems.



See Additional Photos on Page #64

Interior

48. Needs Repair: Windows - Windows Difficult to Open - Observed many of the wood double hung windows that are hard to open/would not open (most likely from inactive use over long periods of time and/or repainting of the interior trim that has bonded sashes to the side valances) at some of the lower sashes and at many of the upper sashes. Have a professional window installation/repair contractor service/check all windows for proper/smooth operation when using and make any repairs necessary for proper operation. At a minimum, due to concerns for personal safety, at least one designated window in every bedroom needs to be assured of operating freely so that emergency egress is known to be provided.



See Additional Photos on Page #65

Interior

49. Needs Repair: Interior Doors - Adverse Conditions Present -
1) Doors Not Latching - The 2nd floor front middle bedroom closet door will not latch properly when closed. Doors that do not latch properly cannot be properly secured.
2) Doors Rub - The dining room door rubs the jamb when operated. This restriction prevents the door from closing properly.
Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.



See Additional Photos on Page #65

Insulation & Ventilation

50. Needs Repair: Crawlspace Ventilation - Adverse Conditions Present -
1) Foundation Vents Not Operating Properly - All of the foundation vents that the inspector tried to open would not open or close. This will prevent operation of the vents.
2) Compromised Vent Locations - One foundation vent at the right side of the house has been compromised by using the vents for dish antenna cables. When vents are used for other applications, function of the vents and the venting of the crawlspace can be compromised which can result in higher moisture levels inside the foundation.
Have a professional contractor evaluate all of the foundation vents and make any necessary repairs for proper operation of the crawlspace vents.



See Additional Photos on Page #67

Insulation & Ventilation

51. Needs Repair: Bathroom Exhaust Vent - Broken Exhaust Duct - One bathroom exhaust duct is broken in the attic at the wall penetration and is currently venting into the attic. This will produce unnecessary moisture that can cause adverse conditions to be present over time. Have a professional HVAC contractor repair broken exhaust duct so that moisture is vented to the exterior of the house.



See Additional Photos on Page #68

Insulation & Ventilation

52. Needs Repair: Dryer Vent - Dryer Baffle Stuck Open/Broken - The dryer exhaust vent end cap is not installed properly where it vents through to the exterior of the home. The baffle that closes when the dryer is not operating is partially open at all times. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor make repairs so that the baffle closes fully when not being used.



See Additional Photos on Page #68

Appliances

53. Needs Repair: Dishwasher - Control Knob / Dial Not Operating Properly - The dishwasher control knob / dial didn't turn on the dishwasher pots & pans setting. This limits use. Recommend having a professional appliance repair contractor evaluate the dishwasher and repair / replace as necessary.



See Additional Photos on Page #69

Appliances

54. Needs Repair: Range - Missing Anti-Tip Bracket - The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.



Appliances

55. Needs Repair: Oven - Adverse Conditions Present - 1) Control Knob / Dial Not Operating - The oven control knob / dial didn't turn on the oven at any setting. This prevents use of the oven. Recommend having a professional appliance repair contractor evaluate the oven and repair / replace as necessary.



See Additional Photos on Page #69

Inspection Observations, Information, Suggestions and/or Limitations:

Exterior

56. Not Inspected: Detached Garage - The detached garage is not attached to main house and is not within the scope of this home inspection. This general scope of a home inspection has been set by licensing board as stated in the standard of practice in North Carolina.



Roof

57. Observation/Information: Splash Blocks - Splash blocks are not installed at some/all of the gutter downspout turnouts. Suggest installing splash blocks or plastic pipes at the end of the downspouts from the gutters to divert water further away from the foundation and prevent possible dirt grade washout.



See Additional Photos on Page #35

Roof

58. Information/Recommendation: Roof Plumbing Vent Pipe Flashings - Plumbing waste pipe flashings are currently in good condition where installed on the roof covering. Typically used, rubber boot flashings, around plumbing vents that penetrate the roof covering last (depending on exposure to UV light) about 8 to 10 years before cracking. No evidence of leaking was observed at these vent pipe penetrations from inside the attic but proper preventive maintenance requires replacement of these flashings half way through the expected life of the roof covering. If documentation cannot be provided by the seller that the flashings have recently been replaced, it is suggested that preventative maintenance/replacement be performed at this time by a professional roofing contractor.



Roof

59. Further Evaluation is Suggested - Moisture Penetration - Moisture Stains - Water stains were observed in the attic on the roof sheathing. These stains are assumed to be from leaks before the new roof was installed. Consult the owner about the history of water stains currently present in the attic, or if further concerns are present, suggest that a professional roofing contractor fully evaluate the roof area to determine if additional repairs are necessary.



See Additional Photos on Page #36

Plumbing

60. Needs Repair: Washing Machine Drain Pan Damaged -

The washing machine emergency drain pan installed for the washing machine is damaged and may not hold water. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.



See Additional Photos on Page #40

Plumbing

61. Not Inspected: Septic System - Septic system evaluation is not part of a general home inspection and the septic system was not evaluated. Suggestions that are made based on observations during the course of the home inspection are not to be considered a comprehensive evaluation of the system. If service records cannot be provided that demonstrate that proper preventive maintenance has been performed on this waste disposal system, a full evaluation of the septic system should be performed in order to verify that this system is operating properly.



Electrical

62. Needs Repair: Electrical Wiring - Cut Wires / Exposed High Voltage Electrical Wires -

Observed wires / wire conduit coming out of the wall in the garage below the main electrical panel. The wire conduit runs around the perimeter of the garage on the floor and ends next to the garage door. The assumed high voltage electrical wires are cut at the end and are laying on the garage floor. It was not determined if the wires were live, but they were, and should be, treated as such. Loose electrical wires are an electrical hazard / personal safety hazard. Have a professional electrical contractor evaluate and properly terminate the loose electrical wires inside a covered junction box and/or remove the wires. Recommend consulting the homeowner about what these wires used to serve and if the circuit breaker has been turned off.



See Additional Photos on Page #50

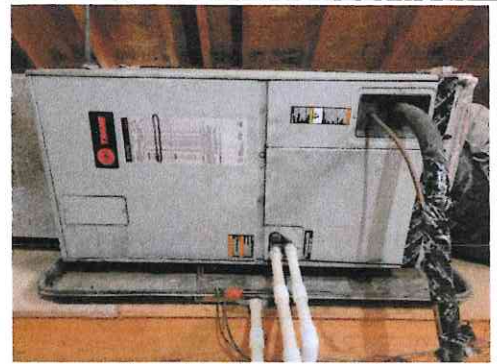
Electrical

63. Suggestion: Current safety standards require smoke detection in every bedroom and a smoke detector and carbon monoxide detector to be installed within a reasonable distance outside all bedroom entrances. No CO detectors were observed in the home. Only 2 smoke detectors are installed on the ceiling in the 1st floor hallway and 2nd floor hallway. Suggest installing additional detectors as needed for personal safety.



Heating - House

64. Information / Recommendation: Furnace - Potential Recalled Appliance - The RecallChk report indicates that the 2nd floor furnace in the attic is a 90% match as a recalled appliance. The report states the data provided was a close enough match to indicate a potential recall for this appliance. More information may be needed to determine a recall on this appliance. Refer to the Description of the recall found in the RecallChk Report. Recommend further evaluation.



See Additional Photos on Page #55

Fireplace

65. Needs Verification of Operation: Gas Not On at the Fireplace - The gas supply was not turned on at the time of the inspection. Further evaluation of the fireplace gas logs is necessary when gas is available in order to verify proper operation is provided.



See Additional Photos on Page #58

Air Conditioning

66. Limited Evaluation: A/C Equipment - The A/C systems were visually inspected only. Cooling function was not tested due to manufacturer's recommendations not to operate when the outdoor temperature is less than 60 degrees.



Air Conditioning

67. 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.



Ducts

68. Observation/Recommendation: Dirty Ducts - Observed an excessive build-up of debris / fur on the inner supply air ducts on the 1st floor. If there is a person that is hyper sensitivity to fur/dander/dust expected to be living in the house, it is suggested that the duct system be professionally cleaned.



See Additional Photos on Page #62

Inspection Picture Addendum



Front elevation



Right side elevation



Rear elevation



Left side elevation

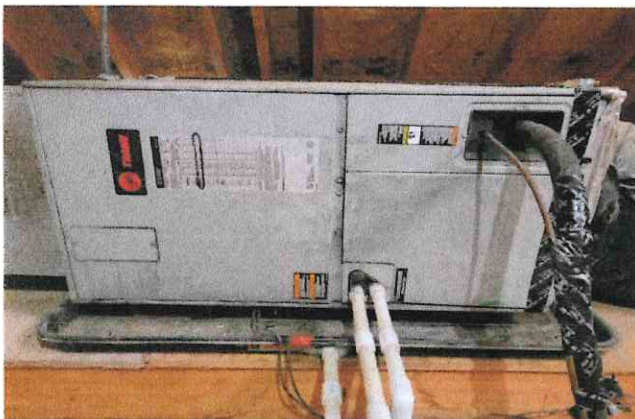
Inspection Picture Addendum



Main water shutoff valve shown where installed in the closet under the stairs



Water heater shown where installed in the crawlspace



Furnace shown where installed in the attic



Package HVAC unit and 2nd floor A/C shown where installed outside