

Summary Sheet for: 4319 Pearces Road

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. "For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." The summary page lists items that do not function as intended or adversely affects the habitability of the dwelling as well as items that appear to warrant further investigation by a specialist or subsequent observation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The checklist portion contains individual component and system information, evaluation and testing conditions, and preventative maintenance comments.

If certain materials or items are found present in the structure, a listing of "Items for Further Investigation" may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required.

This property was not inspected by Tim Wiggins Inspections for the presence or absence of health-related molds, mildew or fungi. Tim Wiggins Inspections is not qualified, authorized, nor licensed to inspect for health-related molds, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing proceedings.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

Items Considered to be Unsatisfactory

I. Foundation

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. The floor insulation in the crawl space is installed upside down with the insulation vapor barrier on the bottom side of the insulation. Installation of the insulation in this manner may allow moisture to become trapped between the insulation vapor barrier and the bottom of the floor system. Note that the floor insulation is down, missing or damaged at multiple locations in the crawl space. A qualified contractor should evaluate the floor insulation and repair or replace as needed.
2. Plywood has been installed over one of the foundation vents on the back side of the structure. This subject foundation vent cannot perform its intended function. The plywood should be removed from the foundation vent.
3. The poly vapor barrier in the crawlspace covers approximately 75% of the crawl space area. Extension of the poly vapor barrier to cover 100% of the crawl space area is recommended to help control moisture in the crawl space.

II. Exterior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. No weep holes are installed on the brick veneer siding. Weep holes are needed to allow an escape path for any moisture that penetrates the brick veneer siding. A licensed contractor should evaluate the lack of weep holes on the brick veneer siding and take corrective action as needed.
2. The siding penetration for the electric service panel is not adequately sealed. Repair is needed to prevent moisture penetration and possible damage.
3. The back sliding patio door is difficult to open and close. Defective rollers on the patio door are suspected. A qualified technician should evaluate the patio door and repair as needed to prevent further damage to the door.

4. The brick steps on the front and back sides of the structure are in poor condition. Bricks are missing on both sets of steps. Gaps in the mortar joints on the steps need to be pointed up. The steps are a safety/tripping hazard. Repair needed.
5. No handrails installed on the back door exterior steps. This is a safety hazard. Repair needed.
6. Paint is peeling on exposed sections of the exterior wood trim. All exterior wood trim will need to be cleaned, caulked and painted to prevent moisture penetration and further damage.
7. There is a small crack on the concrete floor on the front porch. The open crack on the concrete should be sealed to prevent water filtration and further damage to the concrete. Repair needed.
8. Mortar joints on the brick row lock on the front porch floor should be pointed up to prevent water infiltration and further damage to the brick row lock. Repair needed.
9. There is a crack on the concrete floor in the carport closet. The open crack on the concrete should be sealed to prevent further damage to the concrete. Repair needed.

III. Roof

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor or licensed roofing contractor unless noted otherwise.

1. Repairs on the fascia and soffit boards was in progress at the time of inspection.
2. The attic insulation is installed upside down with the insulation vapor barrier on the top side of the insulation. Installation of the insulation in this manner may allow moisture to become trapped between the insulation vapor barrier and the ceiling. A qualified contractor should evaluate the attic insulation and take corrective action as needed.
3. No weather stripping or insulation is installed on the pull-down stairway. Excessive air infiltration is possible at this location. Corrective action needed.
4. One of the step treads near the top of the pull-down stairway is missing. The missing step tread creates the possible safety/tripping hazard repair needed.
5. Cracks that are present on the mortar cap at the top of the masonry fireplace chimney should be sealed to prevent water infiltration into the chimney. Corrective action needed.
6. The masonry chimney has two flue liners. The fireplace chimney flue liner has a chimney cap installed at the top of the flue liner. The other flue liner does not have a chimney cap installed. Installation of a chimney cap on the other flue liner is recommended to help prevent water infiltration and small animals from entering the top of the chimney.
7. One of the shingle tabs is split at the front edge of the roof over the carport area. The damaged shingle tab should be repaired to prevent moisture penetration and possible damage.

IV. Plumbing

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a plumber unless noted otherwise.

1. No stopper mechanisms are installed on the bathroom vanity sinks. Corrective action needed.
2. The hall bath vanity countertop is not adequately attached to the vanity cabinet. Movement of the countertop may damage the plumbing connections to the vanity sink. Repair needed.
3. There is a drain leak on the hall bath vanity sink. Repair needed.
4. The hot and cold water supply connections to the hall bath tub faucet are reversed. This is a safety hazard. Repair needed.
5. There is a leak at the hall bath showerhead water pipe connection. A licensed plumber should evaluate the water pipe connection for the hall bath tub showerhead and repair as needed.
6. There is a drain leak on the master bathroom vanity sink. Repair needed.
7. Several small gaps are present on the tile grout in the master bathroom shower. All gaps on the tile grout should be sealed to prevent excessive moisture penetration and possible damage.
8. There is a drain leak on the kitchen sink. Repair needed.
9. Multiple glue type joints between ABS and PVC type drain piping are present in the crawlspace. ABS and PVC piping are different thermoplastics and cannot be chemically bonded. A mechanical connection

is required at these locations. A licensed plumber should evaluate the situation and take corrective action as needed.

10. Drain leaks are evident on the subfloor under the master bath toilet area. A licensed plumber should evaluate the drain connections under the master bathroom and take corrective action as needed. Any damaged subfloor should be repaired.
11. There is a drain leak at the drain pipe from the kitchen sink and laundry area at the connection to the main drain pipe under the bathroom area. This subject leak is identified in the crawl space with an orange ribbon. Repair needed.
12. Excessive lint is present in the clothes dryer vent pipe and exterior louver. This is a fire safety hazard. Corrective action needed.

V. Electrical

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed electrical contractor unless noted otherwise.

1. Electrical wires enter the electric subpanel through an open knockout. The wires that enter the panel through the open knockout are not adequately protected. This is a safety hazard. Repair needed.
2. Two open knockouts are present at the top of the electric subpanel. Small animals can enter the panel at the open knockouts. Repair needed.
3. The globe is missing on the master bedroom ceiling light fixture. Replacement needed.
4. There is an open wire termination in the attic at the old electrical connection for an attic ventilation fan. The attic ventilation fan has been removed. Hot electrical connections are exposed at the open wire termination. This is a safety hazard. Repair needed.
5. The globe is missing on the carport light fixture. Replacement needed.
6. There is an open junction box in the crawlspace. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
7. The ground connection for the electrical system could not be located. A licensed electrical contractor should evaluate the electrical ground system and take corrective action as needed.

VI. Central Heating System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

1. The gas logs in the family room fireplace would not ignite when tested with normal operating controls at the time of inspection. A qualified technician should evaluate the gas log apparatus and repair as needed.

VIII. Interior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. A house of this age will always contain some form of lead based paint on the interior and exterior surfaces. Evaluation of lead and/or asbestos levels is beyond the scope of this inspection and will not be performed.
2. The water stain on the kitchen ceiling above the kitchen sink area was dry at the time of inspection.
3. The hall bath linen closet door needs striker plate adjustment. The door will not latch when closed. Adjustment needed.
4. The sliding closet doors in the front left bedroom are difficult to open and close. Adjustment on the doors is needed to allow the doors to open and close as intended.
5. The master bedroom door needs striker plate adjustment. The door does not lock or latch. Adjustment needed.
6. The vanity cabinet in the master bathroom is not adequately attached to the wall or floor. Movement of the cabinet may damage the plumbing connections to the vanity sink. Repair needed.
7. The window lock on the master bathroom window is damaged. This is a personal safety hazard. Repair needed.
8. The master bathroom door will not close due to contact with the doorjamb. Adjustment is needed to allow the door to open and close as intended.
9. The interior hallway carbon monoxide detector does not sound an audible alarm when tested. This is a safety hazard. Repair needed.

10. The interior hallway smoke detector does not sound an audible alarm when tested. This is a fire safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.
11. Moisture damage is present on the master bathroom vanity cabinet. Repair/replacement needed.

IX. Appliances

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a qualified appliance technician unless noted otherwise.

1. The vent pipe for the kitchen ventilation fan is not connected to the roof louver for the vent pipe. The fan vent pipe should be connected to the roof louver to prevent excessive moisture accumulation in the attic.