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**163 Walton Rd**

**Youngsville, NC 27596**



**Brandon Stewart NC #5431 VA#3380001962 Brandon Stewart**

Prepared For: Chad Tamburro

Inspected On Mon, Jun 1, 2026 at 10:00 AM

Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not

be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## Report Summary

This report summary 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 real estate agent or an attorney.

**Site: Patios/Decks****Comment 2****Repair or Replacement Needed**

Due to unorthodox install of this deck it is recommended that a licensed GC evaluate before purchasing. The plastic underneath is very unusual and can lead to issues this also limits view and causes a limitation on the inspection. The way it is supported and the damage to band joints in crawlspace also could mean that this deck may not be properly supported.





## Garage: Garage Type

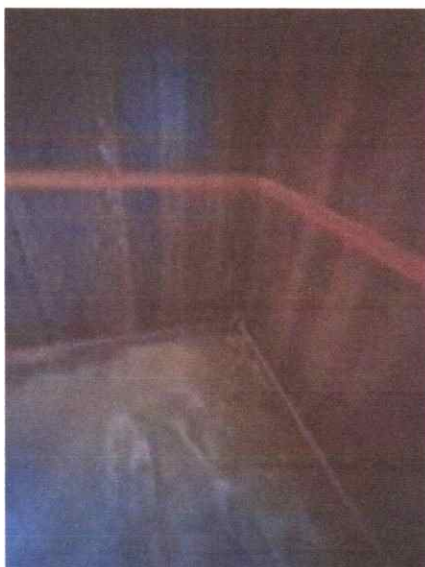
### Comment 3

#### Repair or Replacement Needed

Further evaluation by a licensed contractor highly recommended to evaluate and repair as needed to the closed in carport for the following but not limited to reasons.

- determining if area is properly finished or permitted is beyond the scope of an inspection.
- the space between brick home and addition is not properly sealed to prevent damage and water entry.
- suspected termite damage on panels
- possible hidden damage from Wood destroying insects.
- missing stair rail (3 or more treads require stair rail for safety.
- exterior door did not fully latch and other door is broken

- window is not closed
- vent does not go anywhere
- missing covers from receptacles and switches can be dangerous.





## Roofing: Chimney

### Comment 4

#### Repair or Replacement Needed

A chimney generally requires a cricket (also called a saddle) when it is 30 inches or wider measured perpendicular to the roof slope. This roof meets that requirement but does not have one installed.

Under the residential code (IRC):

A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30 inches wide as measured perpendicular to the slope. (IRC R1003.20)

What a cricket does

A cricket is the small peaked structure built behind the chimney that:

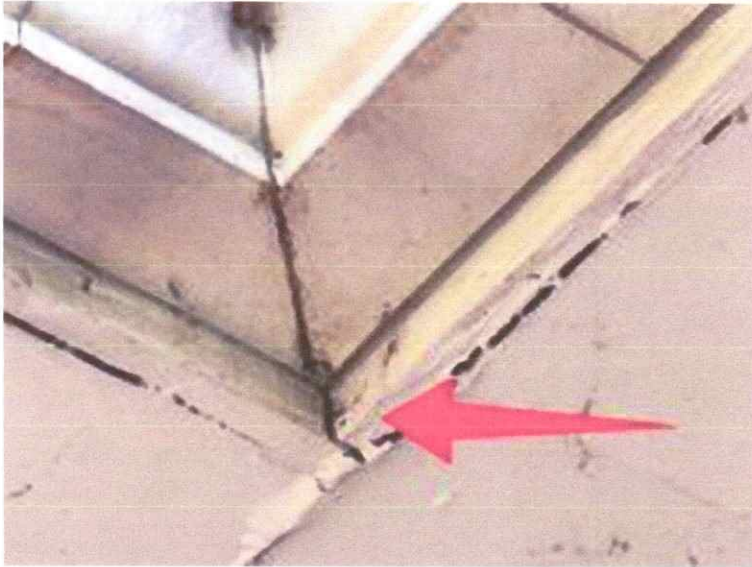
- Diverts water around the chimney
- Prevents leaves and debris from accumulating
- Reduces the risk of leaks at flashing
- Helps prevent ice damming in colder climates

## Roofing: Soffit and Fascia

### Comment 5

#### Repair or Replacement Needed

Front down spout is showing signs of age and moisture. It is recommended to have a roofer evaluate. This home could use maintenance on the brick, fascia, eaves and caulking around windows and places that need it.



## Structure: Floor Structure

### Comment 7

#### Repair or Replacement Needed

It is recommended a structural engineer evaluate the supports underneath the home and damage to the rim joist. The supports are not typically installed this way. An improper structural repair could result in a structural failure. There is also cracking at the brick in back and drywall in master and bathroom floor is uneven indicating more repairs may be needed.





## Structure: Attic: Attic Entry

### Comment 8

#### Repair or Replacement Needed

The attic pull down does not go completely shut.



## Structure: Crawlspace: Ventilation Present

### Comment 10

#### Repair or Replacement Needed

Vents are missing grids and screens and may lead to pest and water entry. At least one is missing the entire vent and another is closed with plexiglass.





## Electrical: Smoke Detectors

### Comment 11

#### Safety Concern

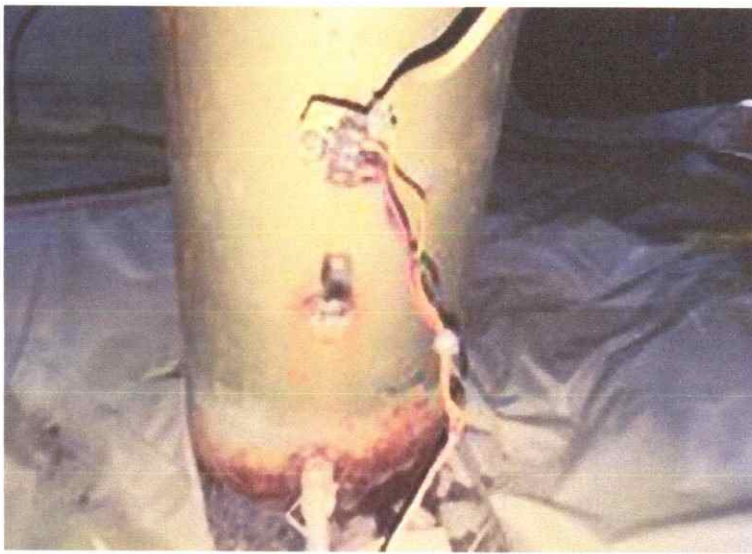
There are missing smoke detectors. Current guidelines are 1) In each sleeping room. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. It is recommended to install smoke detectors for safety.

## Electrical

### Comment 12

#### Repair or Replacement Needed

Several open junctions are noted and need placed in a junction box and the exterior receptacle is not wired using exterior rated cable. For these reasons it is highly recommended an electrician evaluate and repair electrical components.



HVAC: Heating: Approximate Age

**Comment 13**

**Repair or Replacement Needed**

## HVAC: Heating: Type of Distribution

### Comment 14

#### Repair or Replacement Needed

There are several vents not connected and part of the old system. It is recommended to have an hvac tech evaluate and confirm there is enough vents and determine if the old ones need closed.



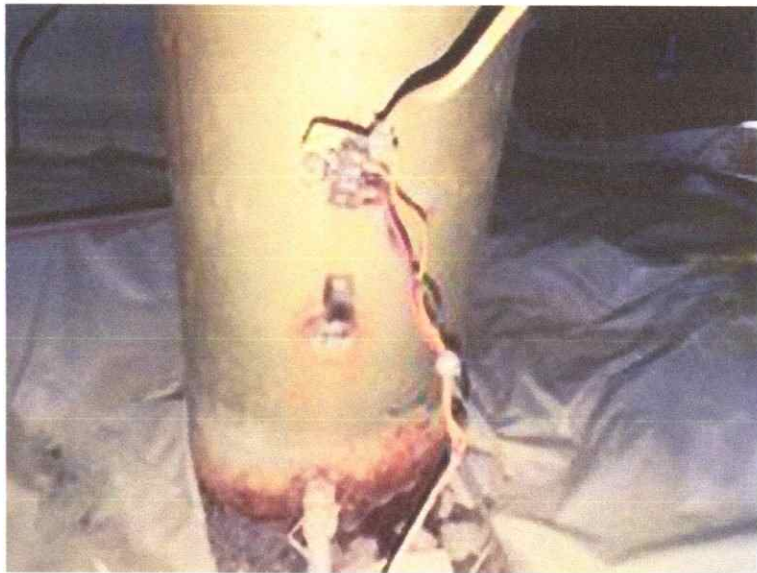
## Plumbing

### Comment 16

#### Repair or Replacement Needed

The water heater and well compression tank both are leaking and need replaced. There is also missing shower head from main bathroom, due to water heater leaking hot water could not be tested, leaking

rose bib, loose toilet and dripping faucets all should be evaluated and repaired by a licensed plumber.





## Plumbing: Water Heater: Temp & Pressure Relief Valve

### Comment 18

#### Repair or Replacement Needed

The water heater is missing blow off leg to the TPR valve. This allows water to safely discharge in an event valve is set off.

## Plumbing: Water Heater

### Comment 19

#### Repair or Replacement Needed

The water heater was leaking from pex shark bight and below it is recommended heater be replaced by a licensed plumber.

## Kitchen: Appliances: Range

### Comment 20

#### Safety Concern

Range does not have anti tip brackets installed and is a safety concern. This means when oven is opened the oven can tip causing injury.

## Kitchen: Appliances: Dishwasher

### Comment 21

#### Repair or Replacement Needed

The dish washer is missing a high loop. A high loop is a method of backflow prevention where the drain line runs from the dishwasher to the highest point beneath the sink. The loop is affixed to the underside of the counter with a bracket, then drains down into the garbage disposal or sink

## Laundry: Dryer Venting

### Comment 22

#### Safety Concern

Missing metal through wall transition this will need installed to safely connect dryer.



## Interior: Fireplace

### Comment 23

#### Repair or Replacement Needed

Consult a chimney sweep before using.

## Interior

### Comment 24

#### Repair or Replacement Needed

There are a few windows that have broken panes and need repaired and a few that did not operate properly this a safety concern. Consult a specialist for repairs.



#### **Comment 25**

##### **Repair or Replacement Needed**

Front door deadbolt did not latch and rubs carpet when opening.



#### **Comment 26**

##### **Repair or Replacement Needed**

Master bath is not required to have an exhaust if a window can be operated however it is recommended to have one installed to prevent mold and water damage. The main bathroom exhaust is loud and failing it is recommended to replace.



## General

Brandon Stewart license# 5431

General information about the property inspected by a licensed professional inspector and the conditions that existed when the inspection was performed.

**Brandon Stewart**

A handwritten signature in black ink, appearing to read 'Brandon Stewart'.

### Property Type

Single Family

### Stories

One

### Approximate Age

55

**Age Based On**

Listing

**Bedrooms/Baths**

3/2

**Furnished**

No

**Occupied**

No

**Weather**

Sunny

**Utilities On During Inspection**

Electric Service

**Overview Photos Of Property**





## General Comments

**Comment 1**  
**Information**



Aged homes may contain lead paint, lead pipes, and or solder on water pipes, asbestos containing materials, insufficient insulation, leaking duct work, absolutely electrical system, or other defects that are concealed. performing technical test to confirm the chemical composition of substances is beyond the scope of a general inspection. Not all the facts are able to be observed during the course of a home inspection it may be identified during future construction upgrades, and or through specialized Inspections by qualified specialist.

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### Site Grading

Sloped Away From Structure

Condition: Satisfactory

### Vegetation

Not Growing Against Structure

Condition: Satisfactory

### Driveway

Condition: Marginal

### Walkways

Condition: Marginal

### Steps/Stoops

Condition: Satisfactory

### Patios/Decks

Wood

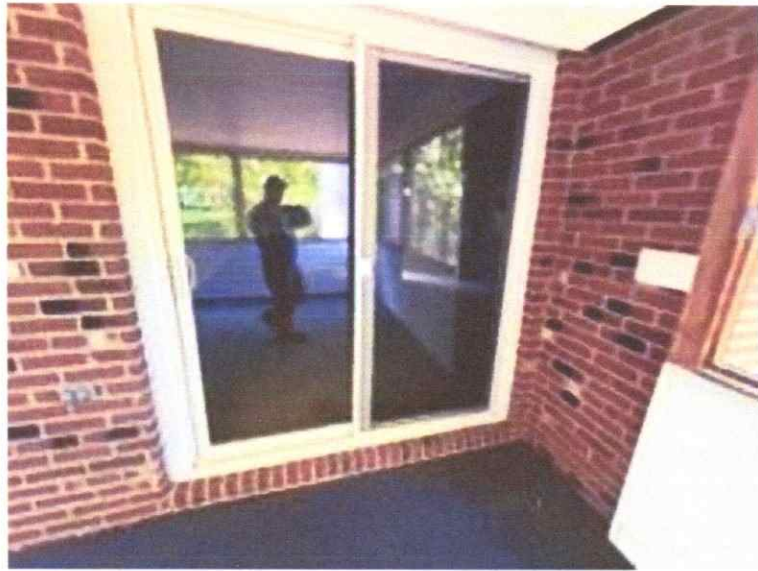


### Comment 2

**Repair or Replacement Needed**

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The plastic underneath is very unusual and can lead to issues this also limits view and causes a limitation on the inspection. The way it is supported and the damage to band joints in crawlspace also could mean that this deck may not be properly supported.





## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

### Exterior Trim Material

### Windows

### Entry Doors

### Balconies

## Garage

### Garage Type

Attached converted carport

Condition: Further Evaluation Required

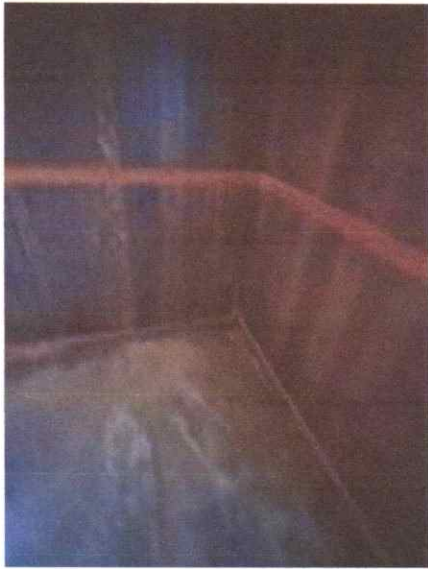
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# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

## Inspection Method

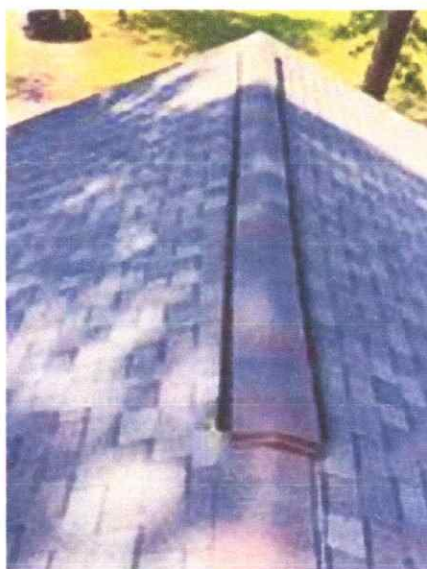
Walked Roof/Arms Length

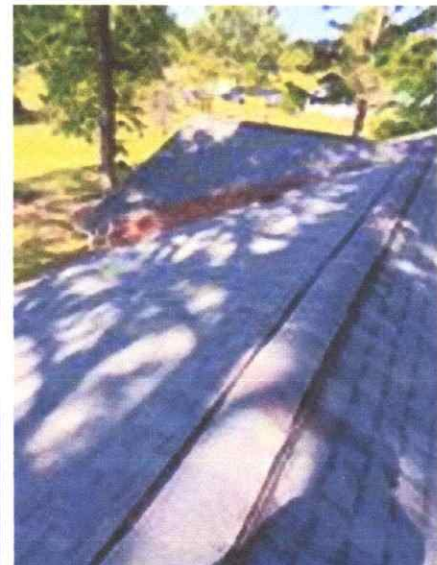
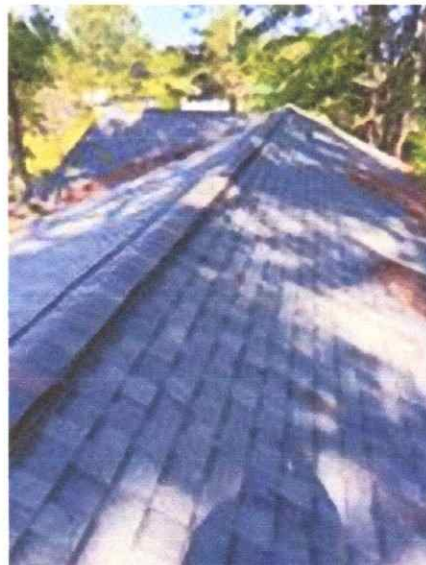
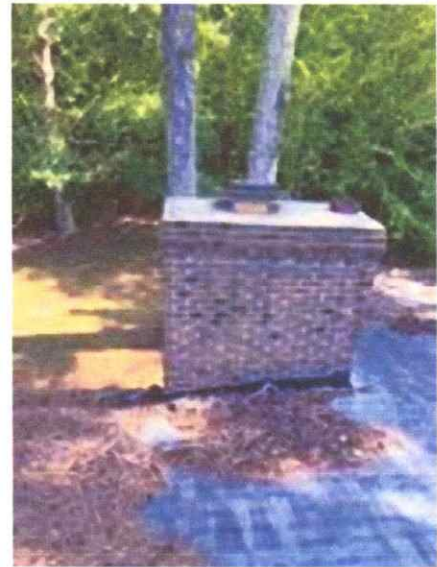
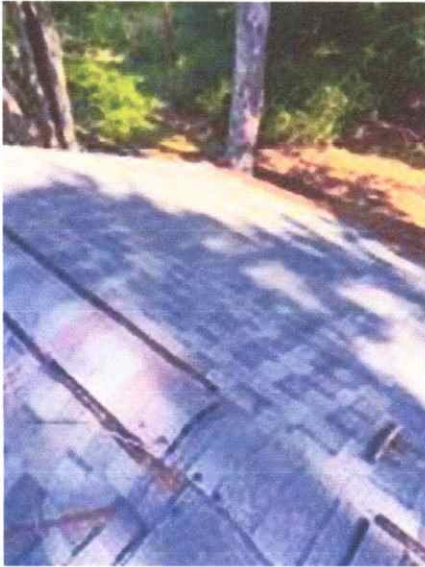
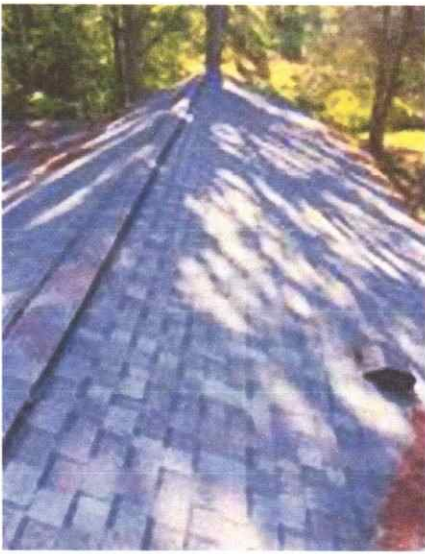
## Roof Covering

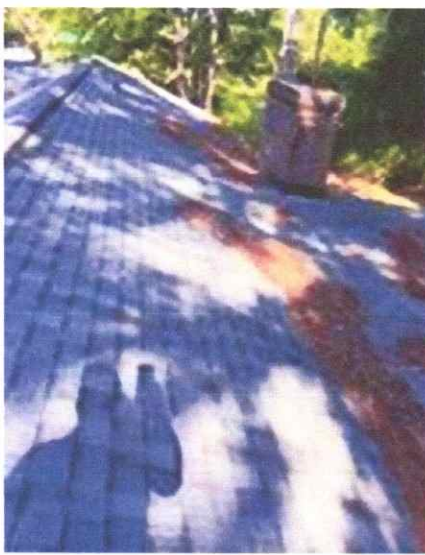
Dimensional

Condition: Satisfactory

## Photo Of Each Roofing Type







### **Approximate Roof Age**

3-5 for true age consult a licensed roofer

### **Ventilation Present**

Roof, Soffit

Condition: Satisfactory

### **Vent Stacks**

Condition: Satisfactory

### **Chimney**

Masonry

Condition: Further Evaluation Required

#### **Comment 4**

##### **Repair or Replacement Needed**

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Under the residential code (IRC):

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What a cricket does

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- Diverts water around the chimney
- Prevents leaves and debris from accumulating
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#### **Flashings**

Metal

Condition: Satisfactory

#### **Soffit and Fascia**

Wood

Condition: Repair or Replace

#### **Comment 5**

##### **Repair or Replacement Needed**

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### **Gutters & Downspouts**

Metal

Condition: Satisfactory

#### **Comment 6**

##### **Information**

Gutter downspouts should direct water at least 6' from the foundation to prevent settlement and water entry. It is recommended to add corrugated drain extensions.

## **Structure**

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### **Foundation Types**

Crawl Space

### **Foundation Material**

Concrete Block

Condition: Satisfactory

### **Floor Structure**

**Comment 7****Repair or Replacement Needed**

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