



SUMMARY

104 Kiowa Cove, Louisburg, NC 27549

Patt Hyatt
05/19/2026

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This 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 North Carolina real estate agent or an attorney.



MINOR DEFICIENCIES/
MAINTENANCE ITEM



OBSERVATION/
RECOMMENDATION

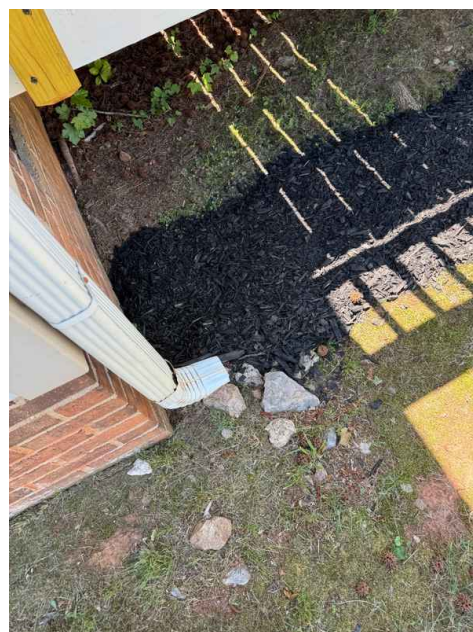
2.2.1 Roof Drainage Systems **LACK OF SPLASHBLOCK**



Observation/ Recommendation

This can allow water accumulation around the foundation, which can pose risk of water entry into the crawlspace. Recommend further evaluation and recommendations for repairs as needed.

Recommendation
Contact a qualified professional.



2.2.2 Roof Drainage Systems

DEBRIS ACCUMULATION

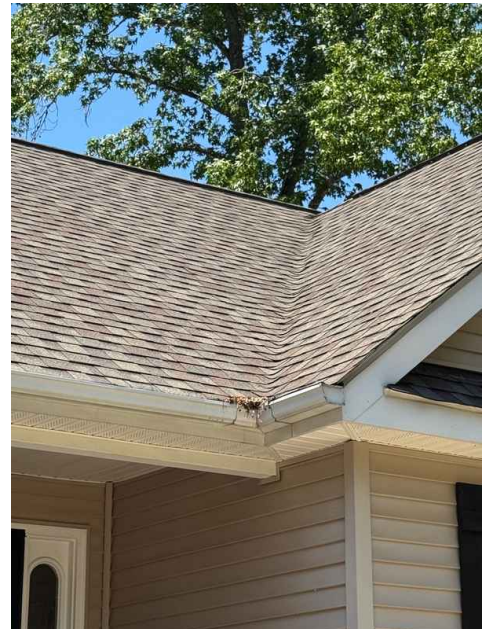


Observation/ Recommendation

Observed debris accumulation within the gutter system. This can cause blockages and risk of backflow to the fascia and eave of the roof. Recommend cleaning/ repair/ servicing as needed.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

PHYSICAL DAMAGE



Observation/ Recommendation

Physical damage to portions of the siding was observed. This can leave the affected areas susceptible to water infiltration. Recommend further evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors

DAMAGED WEATHER STRIPPING



Observation/ Recommendation

This can pose risk of energy loss. Recommend repair as needed.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

CRACKING

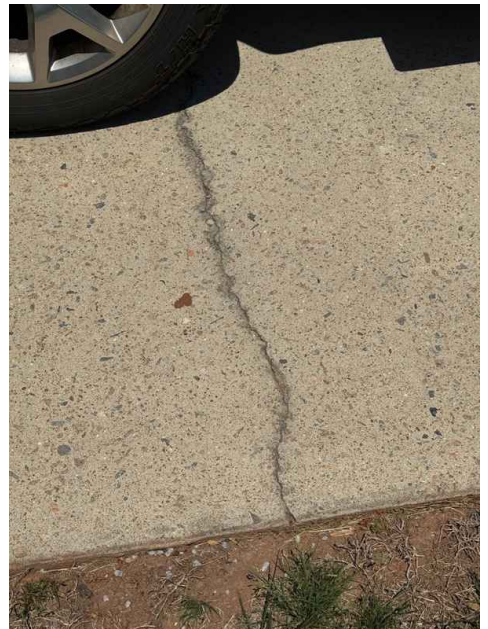
Cracking to the driveway concrete was observed. This is typically consistent with shrinkage and settlement. Recommend further evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified concrete contractor.



Observation/ Recommendation



3.3.2 Walkways, Patios & Driveways

TRIP RISK

An upraised portion of concrete between the walkway and driveway was observed. This poses a potential trip risk. Recommend corrections as needed from a concrete contractor

Recommendation

Contact a qualified concrete contractor.



Observation/ Recommendation



3.4.1 Decks, Balconies, Porches & Steps

PEELING PAINT, SIGNS OF WEATHERING

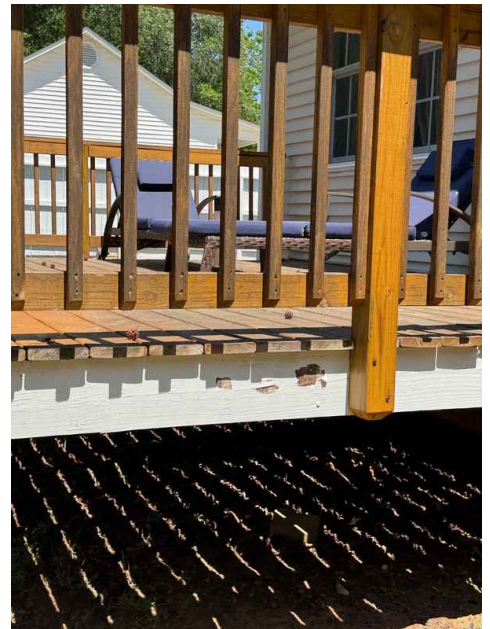
Peeling paint and signs of weathering was observed to portions of the deck in the home. This condition can worsen with time and pose risk of deterioration. Recommend further evaluation and recommendations for repairs/ corrections from a deck contractor.

Recommendation

Contact a qualified deck contractor.



Observation/ Recommendation



3.4.2 Decks, Balconies, Porches & Steps

MASONRY/ MORTAR DEGRADATION

Masonry and mortar degradation was observed to portions of the front porch. This condition can allow water infiltration, which can cause further damage and degradation over time. Recommend further evaluation and recommendations for repairs/ corrections as needed.

Recommendation

Contact a qualified masonry professional.



Observation/ Recommendation



4.1.1 Foundation

CRACKING

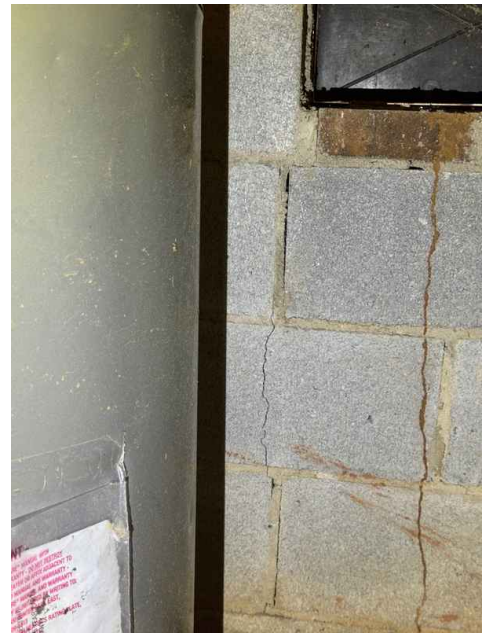
Cracking to masonry was observed to portions of the foundation wall. This often provides indication of settlement. Recommend monitoring the affected areas.

Recommendation

Recommend monitoring.



Observation/ Recommendation



4.3.1 Floor Structure

EVIDENCE OF GROWTH AND MOISTURE RELATED CONCERNS

VARIOUS LOCATIONS IN CRAWLSPACE.

Portions of the floor structure showed signs of organic growth and moisture related concerns such as discoloration and signs of decay. This condition can potentially worsen and spread if left unattended. Recommend further evaluation and recommendations from a licensed general contractor.

Recommendation

Contact a qualified general contractor.



Observation/ Recommendation



7.2.1 Drain, Waste, & Vent Systems

STAINING

BATHROOM



Observation/ Recommendation

Staining around the noted drain line was observed. This condition may potentially provide indication of leak development. Recommend further evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified plumbing contractor.



7.3.1 Water Supply, Distribution Systems & Fixtures

LACK OF SEALANT AND STAINING AROUND TOILET BASE

MASTER BATHROOM

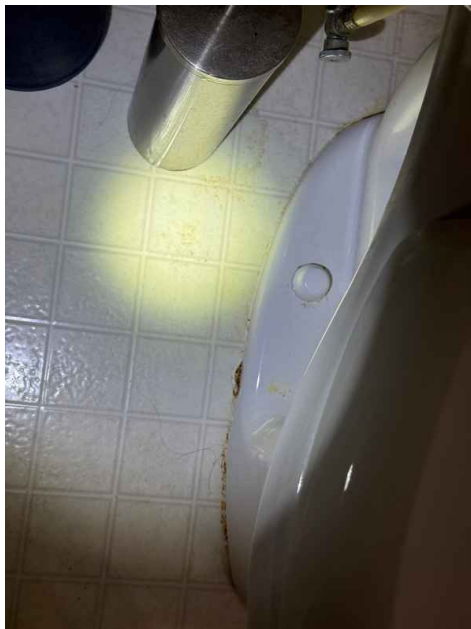
A lack of sealant was observed around the toilet base and staining was apparent around the base. This may potentially indicate leak development, which can pose risk of damage to the floor and floor structure. Recommend further evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified professional.



Observation/ Recommendation



7.3.2 Water Supply, Distribution Systems & Fixtures

STOPPER NOT FUNCTIONAL

VARIOUS LOCATIONS.

Various stoppers were not functional at the time of the inspection. This condition inhibits functional use of the stoppers. Recommend repair/ correction as needed.



Observation/ Recommendation

Recommendation
Contact a qualified professional.



7.3.3 Water Supply, Distribution Systems & Fixtures

MISSING STOPPER

A sink stopper was found to be missing. This inhibits use of the stopper. Recommend evaluation and repair/ correction as needed.

Recommendation
Contact a qualified professional.



Observation/ Recommendation



7.3.4 Water Supply, Distribution Systems & Fixtures

DIVERTER LEAK

This can inhibit functional use of the shower. Recommend evaluation and repair/ correction.

Recommendation
Contact a qualified professional.



Observation/ Recommendation



8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

CORROSION

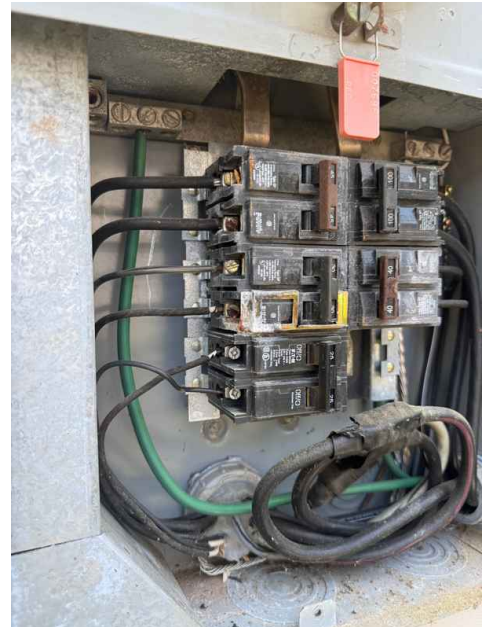
Corrosion to the breakers and portions of the main panel was observed. This condition may indicate water exposure, which can pose an electrical safety risk. Further evaluation and recommendations should be made from a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Observation/ Recommendation



8.3.1 Branch Wiring Circuits, Breakers & Fuses

PERMANENT DROP CORD EXTENSION

GARAGE

A drop cord was found to be in use as a permanent extension. This is typically considered an unsafe practice. Contact an electrical contractor for further evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified electrical contractor.



Observation/ Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles



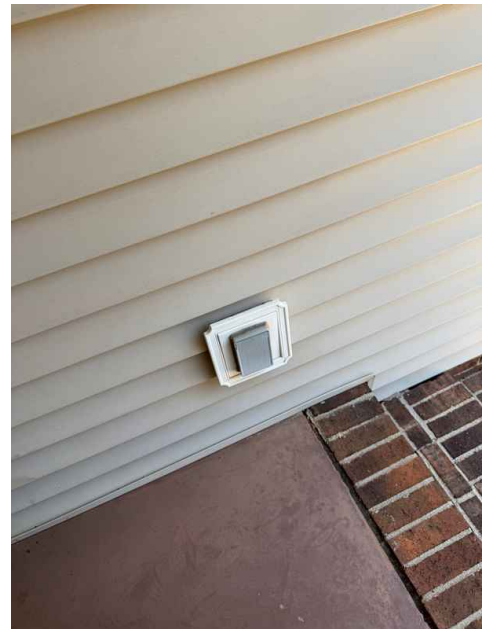
Observation/ Recommendation

OUTDATED RECEPTACLE COVERS

Receptacle covers were found to be outdated. This poses a potential risk for rain water exposure. Recommend contacting an electrical contractor to evaluate in further detail and make repairs/ updates as needed.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles



Minor Deficiencies/ Maintenance Item

DOORBELL NOT FUNCTIONAL

The doorbell did not function as intended. This is a normal maintenance item. Recommend repair as needed.

Recommendation

Contact a qualified professional.



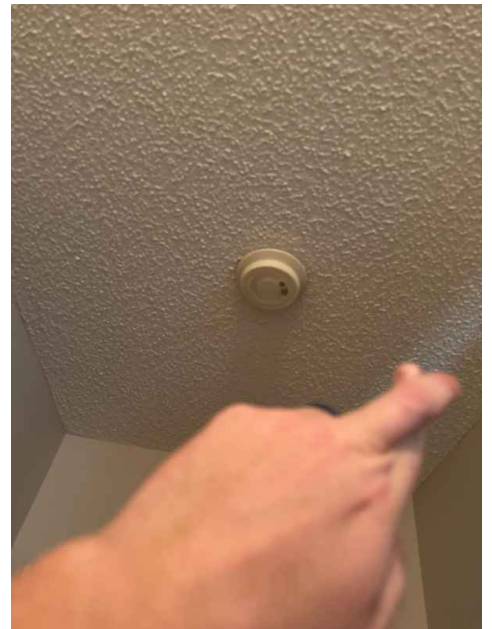
8.6.1 Smoke & CO Detector **NOT OPERATIONAL**

— Observation/ Recommendation

This poses a fire safety risk. Recommend evaluation and repair/ replacement as needed.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Exhaust Systems **DISCONNECTED VENT**

— Observation/ Recommendation

ATTIC

The bathroom vent was observed to be disconnected. This can allow bathroom discharge into the attic space, which can cause elevations in humidity/ moisture. Further evaluation and recommendations should be made from a qualified contractor.

Recommendation

Contact a qualified professional.



10.4.2 Exhaust Systems

USE OF TAPE

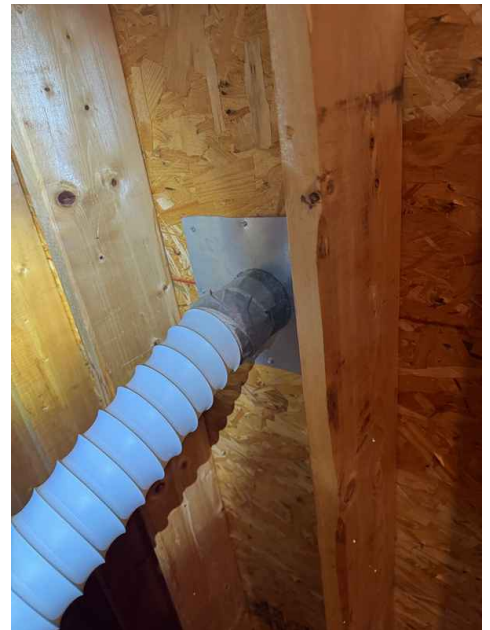
Bathroom vents were found to be secured with tape. This can lead to disconnection. Recommend correction.

Recommendation

Contact a qualified professional.



Observation/ Recommendation



10.6.1 Floor insulation

DAMAGED, FALLEN AND STRINGING INSULATION

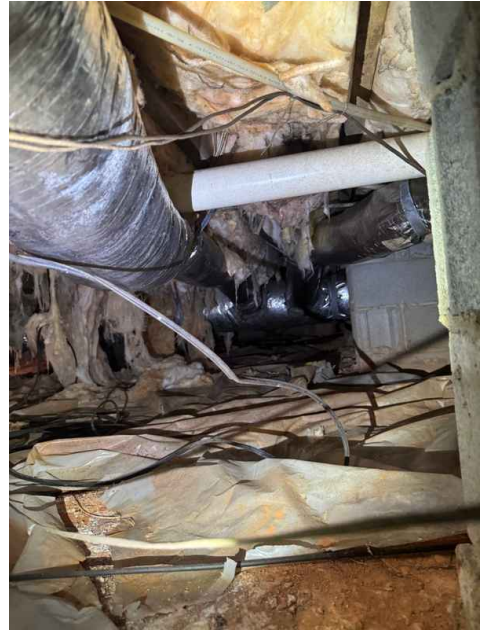
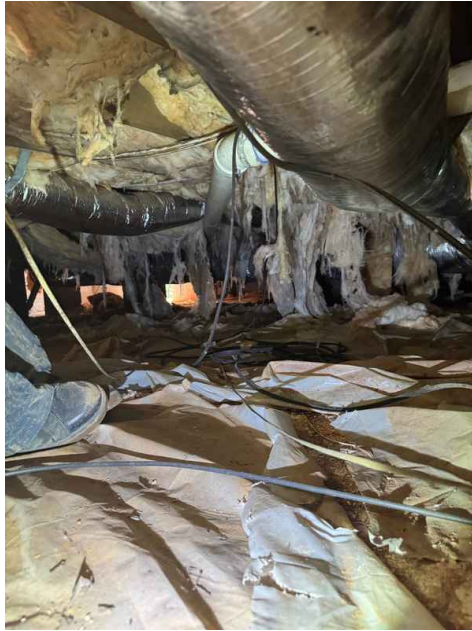
Damaged, fallen and stringing insulation was observed throughout the crawlspace. This condition can potentially indicate elevations in moisture levels and can cause losses in energy efficiency. Recommend further evaluation and recommendations for repairs/ corrections as needed.

Recommendation

Contact a qualified professional.



Observation/ Recommendation



11.1.1 Doors

PHYSICAL DAMAGE



Minor Deficiencies/ Maintenance Item

This is a normal maintenance item. Recommend evaluation and recommendations for repairs as needed.

Recommendation

Contact a qualified professional.



11.1.2 Doors

LOOSE DOOR HINGE



Minor Deficiencies/ Maintenance Item

This condition can lead to door damage. Recommend repair as needed.

Recommendation

Contact a qualified professional.



11.1.3 Doors

DAMAGED STOPPERS

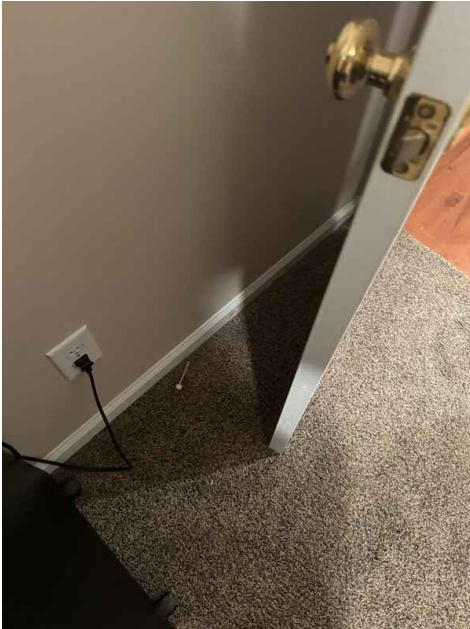


Minor Deficiencies/ Maintenance Item

This is a normal maintenance item. Recommend repair as needed.

Recommendation

Contact a qualified professional.



11.2.1 Windows

DIFFICULT LATCHING/ OPERATION

— Observation/ Recommendation

Some of the windows were found to be difficult to latch/ operate. This inhibits functional use. Recommend evaluation and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



11.3.1 Floors

CRACKING TO TILE AND GROUT

LAUNDRY

— Observation/ Recommendation

This condition can worsen with time and pose risk of further damage. Recommend evaluation and repair as needed.

Recommendation

Contact a qualified professional.



11.4.1 Walls and Ceilings

CRACKING



Observation/ Recommendation

Cracking to the ceiling was observed. This condition often occurs from settlement. Recommend repair as needed.

Recommendation

Contact a qualified professional.



11.4.2 Walls and Ceilings

STAINING/ DELAMINATION



Observation/ Recommendation

BATHROOM.

Staining and delamination was observed around the bathroom vent. This condition may indicate moisture/ humidity buildup or exposure. Recommend further evaluation and recommendations for repair as needed.

Recommendation
Contact a qualified professional.



11.5.1 Countertops & Cabinets

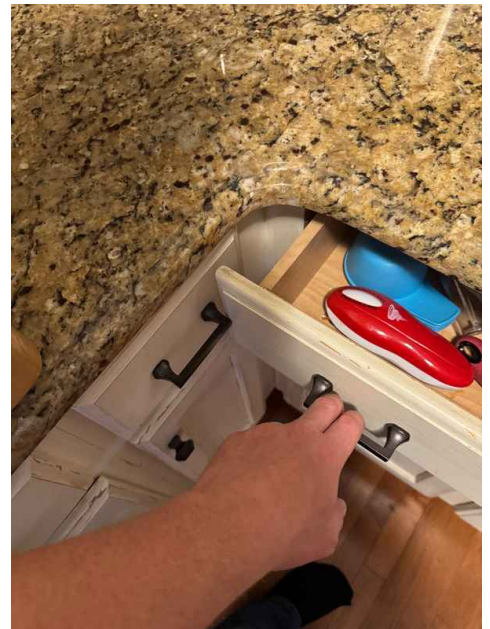
CONTACT/ RESTRICTION

This is a normal maintenance item. Recommend evaluation and repair as needed

Recommendation
Contact a qualified professional.



Minor Deficiencies/ Maintenance Item



11.5.2 Countertops & Cabinets

WARPING TO CABINETRY

BATHROOM

This may potentially indicate moisture exposure. Recommend repair as needed.

Recommendation
Contact a qualified professional.



Observation/ Recommendation

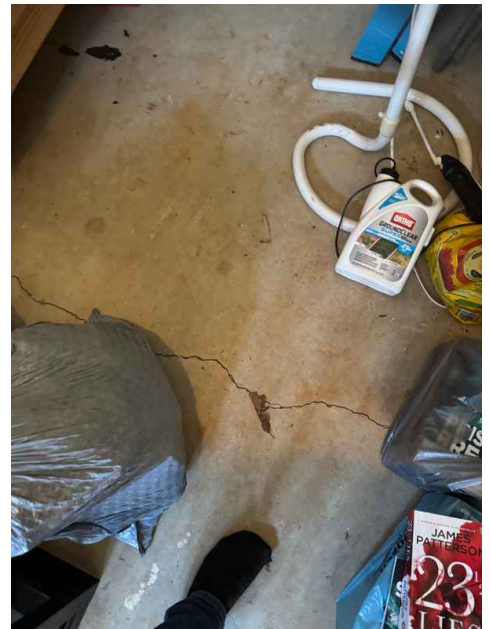


13.2.1 Floor **CRACKING**

— Observation/ Recommendation

Cracking to the garage floor was observed. This condition often occurs from settlement/ movement and shrinkage. Recommend evaluation and repair as needed.

Recommendation
Contact a qualified professional.



13.4.1 Garage Door **APPARENT DAMAGE**

— Observation/ Recommendation

Apparent damage to the garage door was observed. This condition can inhibit functional use. Recommend repair as needed.

Recommendation
Contact a qualified professional.

