



# Inspection Report

05.18.26

7636 Birchmoor Way  
Raleigh, NC 27616



Your Inspector  
Hugh McMillan  
Lic# 3889

*Hugh McMillan*

Client(s)  
Dupe Dare

Realtor



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: Slab Foundation - Insulation Damaged - This house has a concrete slab foundation. Some areas of the applied insulation have been damaged, likely due to assumed landscape maintenance. This will reduce the insulation rating provided to the slab. Have a professional contractor evaluate the slab insulation and make the necessary repairs to restore the R-value.

>>> Note: Caution is advised when providing exterior maintenance in the yard in order to prevent any further damage from occurring.



### Exterior

2. A) Needs Repair: Exterior Trim Needs Painting - Observed areas of peeling paint/minor surface damage the exterior trim at multiple locations. Exposed improperly sealed materials will absorb moisture over time (even some of the composite type) and swelling/deterioration will occur as a result. Have a professional contractor properly prepare, and paint/seal all exterior trim at this time.

B) Needs Repair: Open Trim Joints - Observed open trim joints on the front porch columns. Openings in caulked joint surfaces are vulnerable to moisture intrusion and resulting wood deterioration. Have a professional contractor evaluate the entire exterior of the home and properly seal any unnecessary openings to prevent moisture damage. (No photo provided due to poor photo quality)



See Additional Photos on Page #20

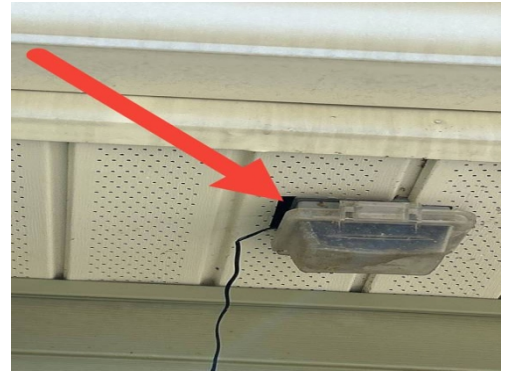
### Exterior

3. Needs Repair: Garage - Garage Door Operator Light Not Working - The light did not turn on in the garage door opener when the door was activated. The door opener appliance provides a temporary source of light when accessing the garage at night which is a necessary safety feature. Replace the assumed burned out bulb in order to verify that the fixture and timer operation are working properly.



## Exterior

4. Needs Repair: Soffit - Openings in Soffit - Observed an opening in the soffit at the lower, front elevation, above the garage door. Opening in the soffit can allow pests to enter the attic/home. Recommend that a professional siding contractor evaluate the soffit around the home and make the necessary adjustments/repairs to prevent possible pest intrusion.



## Exterior

5. A) 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.

B) Further Evaluation Recommended: Trees - Possible Dead Tree - There is a tree in the front yard that appears to not have any live growth. Home inspector is not qualified to determine the condition of the tree. Recommend that a professional arborist evaluate the tree to determine if the tree needs further attention/removal. >>> Note: The trees around the yard are not inspected as part of the home inspection, and the comment/concern noted in the report is based on an observation made while working around the home.



See Additional Photos on Page #24

## Roof

6. Needs Repair: Roof Covering - Raised Shingles - Observed raised shingles on the front roof elevation. 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.



## Roof

7. Needs Repair: Gutter System - Splash Block Not Installed - Splash block is not installed at the right rear corner gutter downspout turnout. Recommend installing splash blocks or buried 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.



## Roof

8. Needs Repair: Roof Covering - Raised Flashings - Observed raised flashings at the rear roof elevation. Raised flashings can allow moisture to penetrate under the roof covering that can result in damage. Have a professional roofing contractor evaluate the entire roof and make the necessary repairs for proper installation and long term serviceability.



## Water Heater

9. Needs Repair: Water Heater Safety - Compromised Thermal Expansion Tank Bladder - The thermal expansion tank (TET) on the water supply plumbing system was observed to be full of water. This tank compensates for increased water pressure resulting from the stored heated water in the water heater. Tank being full of water indicates that the bladder inside the tank is compromised and the tank needs replacement. Have a professional plumbing contractor service this device and make any repairs necessary in order to provide proper installation.



## Bathroom - First Floor Hall Bathroom

10. Needs Repair: Bathroom Sink Drain Stop Not Operating Properly - The 1st floor hall bathroom vanity sink drain stop is not installed/not operating properly in the waste drain opening and the sink basin cannot hold water. Have a professional plumbing contractor evaluate the stopper mechanism and make the necessary repairs so that proper operation is provided.



## Bathroom - First Floor Hall Bathroom

11. Needs Repair: Bathroom Tub/Shower Diverter Not Working Properly - The 1st floor hall bathroom tub/shower valve does not fully divert water to the shower head. This can limit use and is inefficient. Have a professional plumbing contractor evaluate the fixture and make the necessary repairs for proper operation.



### **Bathroom - Second Floor Hall Bathroom**

**12. Needs Repair: Toilet Not Flushing Properly** - The 2nd floor hall bathroom toilet does not flush properly. The toilet handle is required to be held in the down position to complete the flush cycle. Recommend a professional plumbing contractor further evaluate the toilet and repairs/adjustments be made to ensure the toilet is flushing properly.



### **Bathroom - Second Floor Hall Bathroom**

**13. A) Needs Repair: Bathroom Tub/Shower Diverter Not Working Properly** - The 2nd floor hall bathroom tub/shower valve does not fully divert water to the shower head. This can limit use and is inefficient. Have a professional plumbing contractor evaluate the fixture and make the necessary repairs for proper operation.

**B) Needs Repair: Shower/Tub Water Spout Loose/Not Sealed To The Shower Wall** - The shower/tub water spout in the 2nd floor hall bathroom is loose in the wall. Have a plumbing contractor make any necessary repairs to secure and seal this plumbing fixture. At a minimum, this water supply manifold and water supply spout need to be sealed/caulked to the wall of the tub/shower. This will secure the fixture in place and prevent water from intruding into the wall cavity behind the fixture.



### **Bathroom - Second Floor Jack and Jill Bathroom**

**14. A) Needs Repair: Bathroom Sink Low Water Pressure/Volume** - Low hot water pressure/volume was observed at the Jack & Jill, right side sink faucet. This can limit use. Have a professional plumbing contractor evaluate sink faucet/supply plumbing and make the necessary repairs to allow for proper operation.

**B) Needs Repair: Bathroom Sink Drain Stop Not Operating Properly** - The Jack & Jill bathroom, right side vanity sink drain stop is not installed/not operating properly in the waste drain opening and the sink basin cannot hold water. Have a professional plumbing contractor evaluate the stopper mechanism and make the necessary repairs so that proper operation is provided.



### **Bathroom - Second Floor Jack and Jill Bathroom**

**15. Needs Repair: Bathroom Tub/Shower Diverter Not Working Properly** - The Jack & Jill bathroom tub/shower valve does not fully divert water to the shower head. This can limit use and is inefficient. Have a professional plumbing contractor evaluate the fixture and make the necessary repairs for proper operation.



### **Bathroom - Second Floor Primary Bathroom**

**16. Needs Repair: Water Lines Loosely Installed in the Bathroom Sink Base** - The water supply lines are loosely installed inside the primary bathroom sink base cabinet. Loose plumbing lines are vulnerable to damage/leaking particularly in storage areas. Have a professional plumbing contractor evaluate the water supply plumbing under the sink and make the necessary repairs to secure the lines to avoid possible damage.



### **Bathroom - Second Floor Primary Bathroom**

**17. Needs Repair: Bathroom Bathtub Surface Damaged** - There is an area of surface damage on the primary bathroom bathtub. Damaged tub surfaces can result in increased damage and/or leaking. Have an professional contractor further evaluate and repairs be made to prevent further damage from occuing and long serviceability is provided.



### **Electrical**

**18. Needs Repair: Lights Not Operating** - Light bulbs in the dining room light fixture did not all turn one 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.



### **Electrical**

**19. Needs Repair: Lights Not Operating** - Some of the light fixtures on the exterior of the house were not operating when tested. This will prevent proper lighting when needed. Have a professional electrical contractor evaluate the light fixtures on the home and make the necessary repairs to ensure proper operation.



See Additional Photos on Page #45

## Air Conditioning - House

20. Needs Repair: Rain Cap Damaged - The rain cap on the 1st floor A/C unit pressure line wall penetration is damaged. Damage is currently not allowing any adverse conditions such as water intrusion to occur, but due to the concern for personal injury due to the sharp edges present at the break, it is recommended that a professional contractor replace the damage rain cap to prevent personal injury from occurring.



## Interior

21. Needs Repair: Open Joints in Countertop Backsplash - The 2nd floor hall bathroom countertop backsplash is not sealed at the union to the wall and/or countertop. Opening allows for unsanitary conditions to be present. Water can get behind the backsplash and damage can occur over time if repairs are not made. Have a professional contractor evaluate all countertop areas and apply a sealant where needed.



## Interior

22. Needs Repair: Door Stop Not Installed - The door stop is not provided at the 1st floor bedroom closet door. Door stop helps prevent damage from occurring to the door and or interior wall if excessive force is used to open the door. Recommend a professional contractor install missing door stops where needed at the this time.



## Interior

23. A) Needs Repair: Windows - Broken Child Safety Latches - Observed windows throughout the home that have damaged child safety latches. These devices are not part of a security system, and cannot prevent an adult from opening the window, but will prevent a small child from being able to open the window wide enough to get out. When broken in the engaged position they limit operation of the window which can prevent swift egress in an emergency. Have a professional window contractor replace the damaged safety features where necessary. >>> Note: Adults should properly disengage the device prior to opening the windows to prevent damage to the safety latches.

B) Needs Repair: Windows - Window Seal Compromised - Window seal was observed to be compromised in the primary bathroom 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 #60

### Insulation & Ventilation

**24. Needs Repair: Attic Insulation - Compressed/Displaced Insulation Present -** Insulation was packed down and/or displaced in several places in the attic. This is reducing the thermal efficiency in the attic at these locations. Recommend that the proper depth of insulation be replenished in order to provide a continuous "R" rating of insulation that was installed at the time of the installation.



### Insulation & Ventilation

**25. A) Needs Repair: Bathroom Exhaust Vent - Baffle Not Closing Fully -** There are bathroom exhaust vent rain cap on the exterior of the home that have their baffle stuck in a partially open position. The open flap can allow access of outside air into the house and/or birds have been known to nest in the opening. Have a professional contractor evaluate the bathroom vent exhaust system and make the necessary repairs/replacement to allow for proper operation.

**B) Needs Repair: Bathroom Exhaust Vent - Missing Baffle -** A rain cap installed on the right and left side of the have their baffles removed at the end of the duct run. Open ended duct allows access of outside air into the house and or birds that have been known to nest in the opening. Have a professional contractor make repairs or replace this duct end cap shroud so that proper operation is provided.



See Additional Photos on Page #63

### Appliances

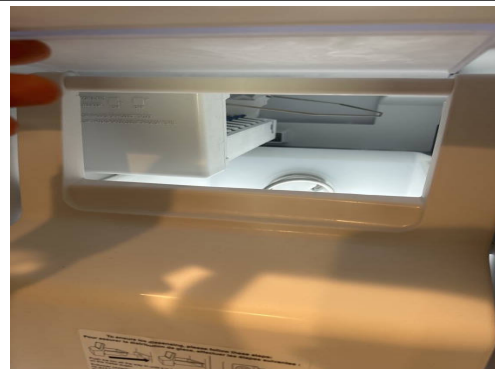
**26. Needs Repair: Disposal - Dead/Frozen Disposal -** Disposal was dead when tested at the time of the inspection. The mini breaker at the bottom of the appliance was reset and operation was still not available. Disposal was frozen in place. The wrench supplied by the manufacturer used to release frozen disposal was not located at time of inspection. The disposal is not operational when dead/frozen. Have a professional contractor service the appliance to allow for proper operation.



See Additional Photos on Page #66

### Appliances

**27. Recommend Further Evaluation: Refrigerator - Ice Maker Turned Off -** Ice maker was turned off at the time of the inspection. Ice making device was turned on but even though there is ice in the hopper, operation of this appliance was not verified during the short time period of the inspection. Ask the owner if this device is operating properly.



See Additional Photos on Page #66