Summary Page

05.04.26

700 Woodland Road
Raleigh, NC 27603

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: Foundation Grading and Drainage - Standing Water Present - Standing water was observed inside the foundation of the home. Water can pass through a foundation wall when trapped and can result in settlement concerns and increase moisture levels in the wood framing which can result in damage and/or increased fungal growth. Have a professional foundation moisture control contractor evaluate the crawlspace and make the necessary repairs to prevent water from being trapped under the home.

REPAIRED MAY 2026

See Additional Photos on Page #16

Structural

2. Needs Repair: Subfloor Decking - Moisture Damaged Present – Evidence of water intrusion and moisture damage to the floor decking is present. Continued moisture intrusion can further damage the surrounding areas of the sub floor/floor structure. Have a professional contractor fully evaluate the subfloor and make the necessary repairs to prevent further moisture intrusion and for long-term serviceability of the floor structure.
***Note - Damage may extend to surrounding components. Probing of the area did not reveal any additional damage via non-invasive limited probing.

Inspected by GC. Subfloor didn't need replaced. 2 small leaks under shower were repaired May 2026.

See Additional Photos on Page #16

Structural

3. Needs Repair/Further Evaluation: Foundation Walls - Cracking in Foundation Wall - Observed stair step and/or shear cracks in the block foundation wall of the house. While some small cracking in the foundation and/or exterior wall cladding is an expected behavior, when openings are present in the wall surfaces greater than 1/4" the "standards of practice" of a home inspector would require that a structural engineer be recommended to evaluate in order to determine if cracking is a structural concern and what the repair for this failure would be. Due to the observed cracks in this wall exceeding 1/4" in width it is recommended that a structural engineer fully evaluate the foundation area of the home to determine if/what repairs are necessary. Any noted repairs should be completed by a professional contractor as stated by the engineer.

Structural

4. Needs Repair: Foundation Moisture - High Moisture/Fungal Growth Present -
High moisture levels were recorded inside the foundation on the frame members of the floor system at the time of the inspection, coupled with the presence of fungal growth observed at some areas on the framing members inside the foundation. Although this type of fungal growth is observed inside many crawlspaces, any presence of a fungal growth is an indicator of an adverse condition associated with high moisture that has been present. Have a professional foundation moisture control contractor evaluate the foundation area and make any necessary repairs to control high moisture levels that are attributed to the presence of fungal growth inside the crawlspace, as well as, cleaning/removal of any visible presence of the growth. Any additional concerns related to possible health issues associated with the presence of the fungal growth should be addressed through consultation and further evaluation from a mold/fungal growth specialist.

LEAK was addressed and crawlspace was fungal bombed May 2026

See Additional Photos on Page #17

Structural

5. Needs Repair: Crawlspace Vapor Barrier - High Moisture/Incomplete Vapor Barrier -
High moisture levels (>23%) were observed in the foundation area at time of inspection. A limited amount of the foundation grade was properly covered with a vapor barrier which can allow for additional moisture exposure to the wood structure of the foundation area. Over time excessive moisture exposure can result in increased fungal growth, and structural concerns for the home. Recommend that a professional foundation moisture control contractor evaluate the foundation area and make the necessary repairs to the vapor barrier to help limit moisture exposure to the foundation area.
>>> Note: The current standard is 100% coverage of the dirt grade.

Vapor Barrier Added May 2026

See Additional Photos on Page #18

Exterior

6. Needs Repair: Exterior Wall Cladding - Openings in Siding -
Observed openings present in the siding on the exterior of the home. These openings are capable of allowing moisture behind the siding which can lead to damage/rot of the wood structure. Have a professional siding contractor evaluate the home's entire siding application/installation and repair/replace as necessary. At a minimum, have the holes sealed with caulking to prevent moisture intrusion.

See Additional Photos on Page #20

Exterior

7. Needs Repair: Exterior Trim - 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 #20

Exterior

8. Needs Repair: Exterior Door - Damaged Weather Strip Insulation -
The exterior door is not making a good seal on the weather strip insulation at the door jamb where the insulation strip is deteriorated/missing. Have a professional contractor replace the damaged insulation strip on this door so that a complete seal is provided at this door.

See Additional Photos on Page #20

Exterior

9. Needs Repair: Exterior Door - Damaged Weather Strip Insulation -
The exterior door is not making a good seal on the weather strip insulation at the door jamb where the insulation strip is deteriorated/missing. Have a professional contractor replace the damaged insulation strip on this door so that a complete seal is provided at this door.

See Additional Photos on Page #21

Exterior

10. Needs Repair: Windows - Damaged Window Screens -
Observed some window screens that are damaged/torn and need repaired/replaced. Openings in the screens can allow pests to enter the home when the windows are open. Have a professional contractor check all of the windows around the home and repair/replace damaged or missing screens where necessary.

See Additional Photos on Page #21

Exterior

11. Needs Repair: Soffit - Openings in Soffit -
Observed some loose/shifted soffit around the exterior of the home. Openings 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.

See Additional Photos on Page #22

Exterior

12. Needs Repair: Exterior Trim - Deteriorated/Missing Paint -
Observed the paint on some of the wood trim around the home to be missing paint. This exposes the wood trim to moisture which can result in damage. Recommend that a professional paint contractor prep and properly paint any areas where necessary to properly seal/protect the exposed wood trim.

Exterior

13. Needs Repair: Exterior Wall Cladding - Unsealed Openings -
Observed an unsealed penetration(s) into the exterior wall/foundation area 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.

Roof

14. Needs Repair: Roof Covering - Raised Shingles -
Observed raised shingles on the roof. 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

15. Needs Repair: Downspout - Buried Downspout Outlet -
There is a downspout that is buried at the outlet. This will trap water inside the downspout/gutter system. Recommend that a professional gutter installation contractor make the necessary repairs to allow for proper drainage.

Plumbing

16. Needs Repair: Waste Plumbing - Leaking -
Observed a leak in the waste plumbing. 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 #28

Plumbing

17. Needs Repair: Exterior Faucets - Loose Faucet -
Some of the exterior hose faucets around the home are not secured to the wall. Loose faucets are vulnerable to freezing weather conditions and present a possible leaking hazard when excessive movement from the hose that is attached to the faucet is pulled as a result of needed extra length. Have a professional plumbing contractor evaluate all of the exterior hose faucets and repair as necessary for proper installation.

Bathroom - First Floor Primary Bathroom

18. Needs Repair: Bathroom Bathtub Waste Drain Stop Not Operating Properly -
The bathroom tub/shower drain stop is not operating properly - does not seal when closed. This will prevent the tub from holding water. Have a professional plumbing contractor evaluate the tub/drain system and make the necessary repairs to allow for proper operation.

Electrical

19. A: Needs Repair: Main Electrical Panel - Cover Panel Missing Screws -
The main electrical panel cover is missing some of the screws required to secure the interior cover. 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.

B: Needs Repair: Main Electrical Panel - Breakers Not Labeled -
Observed the main electrical panel to not be labeled. Panels that are mislabeled or unlabeled are a safety hazard when repairs need to be made. Properly label the breakers in this panel box to prevent a possible injury.

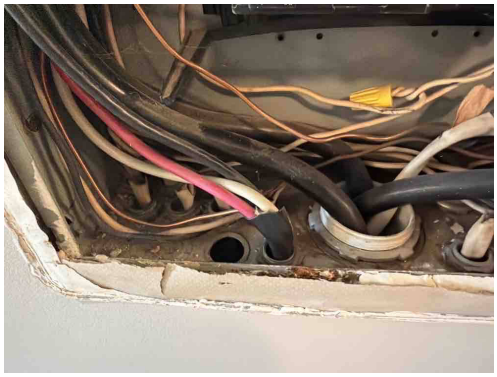
See Additional Photos on Page #36

Electrical

20. A: Needs Repair: Main Electrical Panel - Breakers Not Labeled -
Observed the main electrical panel to not be labeled. Panels that are mislabeled or unlabeled are a safety hazard when repairs need to be made. Properly label the breakers in this panel box to prevent a possible injury.

B: Needs Repair: Sub Electrical Panel - Openings In Main Electrical Panel -
Openings were observed in the sub electrical panel housing/panel cover. Openings in the panel housing can result in contact with live electrical components. Have a professional electrical contractor make the necessary repairs to seal all openings.

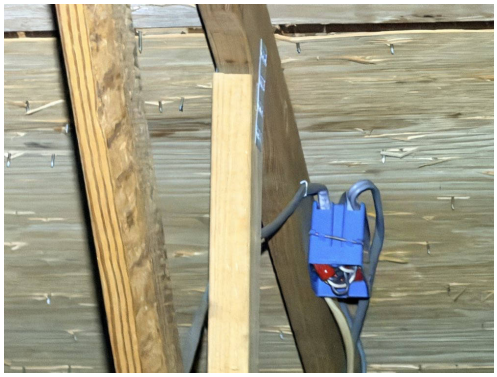
C: Needs Repair: Sub Electrical Panel - Double Tapped Neutral Lugs -
Observed double tapped neutral lugs in the sub electrical panel. An individual bus bar terminal is required for the connection of each branch-circuit neutral conductor. This can create electrical concerns during repairs to the system. Also, wires of differing sizes can become loose when attached to the same lug connection. Although this electrical practice was not put in place until 2002, it is still recommended that all neutrals inside an electrical panel box be isolated to their own terminal. Have a professional electrical contractor make the necessary repairs.



See Additional Photos on Page #37

Electrical

21. Needs Repair: Electrical Wiring - Open Electrical Junction Box -
Observed open junction boxes in the attic above the carport. 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.



See Additional Photos on Page #37

Electrical

22. Needs Repair: Outlets - Loose Outlets -
Loose wall outlets were observed during the inspection. 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 #38

Electrical

23. Needs Repair: Exterior Lighting, Fans & Switches - 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.

Air Conditioning

24. 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 #45

Interior

25. Needs Repair: Walls/Ceilings - Openings -
Observed wall/ceiling openings in the 3rd bedroom from the right. Openings in the wall or ceiling can allow for the exchange of conditioned air from the interior of the house with unconditioned air of the crawlspace and or attic, and can allow faster spreading of a fire if present, as well as a possible access to the interior of the house for vermin. Recommend that a professional contractor evaluate the drywall throughout the home and repair as necessary to seal all wall openings.

See Additional Photos on Page #48

Interior

26. Needs Repair: Counters/Cabinets - Cabinet Doors/Drawers Loose and/or Not Aligned Properly -
Some of the cabinet doors are improperly installed. Cabinet doors and/or drawers, when improperly installed can rub against each other restricting smooth operation and cause physical damage, or even fall out of position if repairs are not made. Have a professional cabinet installation contractor make the necessary adjustments/repairs so that unobstructed motion/safe operating conditions are provided at all of the cabinets.

See Additional Photos on Page #48

Interior

27. A: Needs Repair: Interior Doors - Doors Not Latching -
Some of the interior doors throughout the home will not latch properly when closed. Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.

B: Needs Repair: Interior Doors - Doors Rub -
Some of the interior doors throughout the home rub the jamb when operated. This restriction prevents the door(s) 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 unrestricted motion.

See Additional Photos on Page #49

Insulation & Ventilation

28. Needs Repair: Crawlspace Insulation - High Moisture - Fallen/Moisture Laden Insulation - Some crawlspace insulation is falling down or missing in various locations inside the foundation. The long term sustained high moisture levels inside the foundation crawlspace is attributed to causing the moisture laden insulation to either fall out of position between the floor joist or striate/shred/tear the insulation causing pieces of the insulation to hang down. This will reduce the "R" value across the floor. After measures have been taken to control noted high moisture levels, have a professional contractor evaluate all of the insulation in the crawlspace area and repair/replace insulation at any location where insulation is not properly installed or deteriorated.

Vapor Barrier Installed. Crawlspace treated with a fungal bomb and trench was regraded MAY 2026 Sump pump is working

Insulation & Ventilation

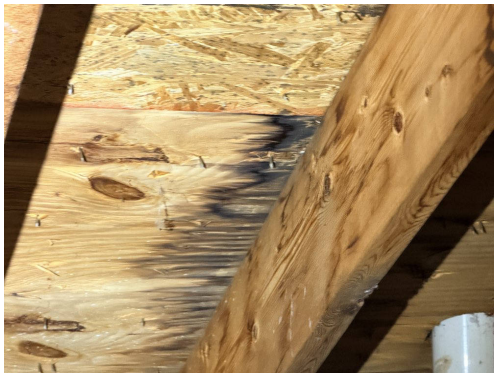
29. Needs Repair: Dryer Vent - Improper Material -
The dryer vent hose is functional, but is a ribbed, corrugated type material. The interior of these ducts can trap lint, which also reduces airflow, and in extreme cases, overloads the motor and shortens the life of the dryer. Most importantly, an accumulation of lint is a fire hazard. It is recommended that the dryer duct line from the laundry room wall penetration to the duct exhaust vent be replaced by a professional contractor using currently required materials.
>>> Note: Current standards require the use of a thin, fabricated metal pipe.

Inspection Observations, Information, Suggestions and/or Limitations:

Structural

30. Observation/Information:- Previous Water Infiltration Noted in Decking -
The roof sheathing has large areas of moisture staining when observed from the accessible areas in the attic. The recent shingled roof replacement had replaced some areas of the roof sheathing. It is speculated that the stained sheathing was exposed to water intrusion, but was not considered in need of replacement when the shingles were replaced. If any concerns with this observation are present, consider consulting a professional contractor for further evaluation.

OLD STAINING NEW ROOF WAS INSTALLED A IN 2020



See Additional Photos on Page #18

Structural

31. Limited Evaluation: Structural - Floor Structure Not Fully Inspected -
Low clearance under the finished area that extends into the garage prevented full access into the area. While efforts were made to inspect from the outside edges, the inspection was limited.

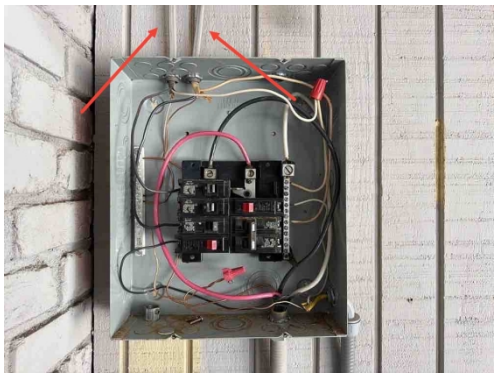
See Additional Photos on Page #19

Electrical

32. Suggestion/Information: 3-Prong Dryer Outlet -
The current dryer outlet is an older three prong style that does not have an additional "neutral" wired to it. This outlet has not been upgraded to accommodate a newer appliance that uses a 4 prong plug. Although commonly observed, replacing the 4 prong wire/plug on a newer dryer with a 3 prong wire/plug, is not an electrically safe wiring configuration. Due to concerns for personal/appliance safety, if a newer dryer with a 4 prong plug is going to be installed in the laundry room, the original 3 prong outlet should be upgraded to a 4 prong outlet.

Electrical

33. Suggestion: Sub Electrical Panel - Exposed Electrical Wires -
Observed wires serving the sub electrical panel in the garage that are not protected. Wires not covered by a wallboard or enclosed in a conduit are exposed to damage from contact with items. Caution is advised when storing things in this area. Suggest that a professional contractor properly protect the exposed wires.



Fireplace

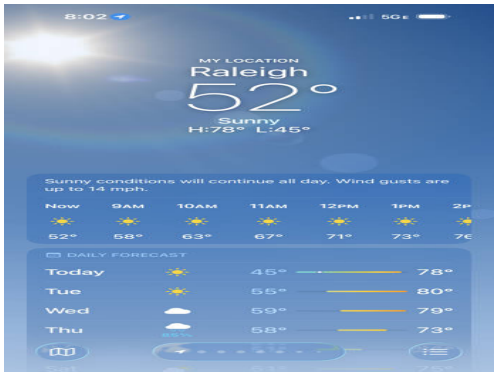
34. Information: Masonry | Prefabricated Chimney - Limited Flue Evaluation -
The inspector is unable to fully evaluate the fireplace flue due to limited visible areas above the firebox. It is suggested that the seller be consulted about the last time the flue has been inspected, cleaned, or scoped. The National Fire Protection Association (NFPA 211) recommends annual chimney inspections because creosote buildup and hidden flue damage are leading causes of chimney fires, which are a significant source of residential fires in the U.S.

Advantage Inspection can arrange a chimney scope evaluation so you'll know the true condition of the flue before closing.

See Additional Photos on Page #43

Air Conditioning

35. 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.



Ducts

36. Suggestion: Whole System Filter w/ No Interior Filters -
No filters are present at the entrances to the HVAC return air ducts at the interior walls of the house. This will allow dust to build up in this duct system before the whole system cartridge filter. Suggest that filters be added in the return air grills at the beginnings of the return air ducts as a preliminary filtering system to help maintain a cleaner air duct system.
>>> Note: The whole system filter cartridge was pulled and viewed and appeared to be clean. This type of filter can only be properly tested for by evaluating the rate of air flow through the filter with an air flow meter and is not part of a general home inspection testing equipment. Refer to the manufacturer for expected times between replacement of this filter.