



SUMMARY

3421 Oak Trail, Clayton, NC 27520

July 20, 2026

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This summary page 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.

2.1.1 Coverings

DELAMINATION (GRANULAR LOSS)



There was mineral granule loss on the roof coverings in several locations. Loss of granules can contribute to a shortened roof lifetime if found to be accelerated. There are many possible causes including, but not limited to, age, foot traffic, contact with vegetation, defective products, improper installation, hail damage, etc. We recommend monitoring this for future leaks or accelerated wear and contacting a qualified roofing professional for further evaluation if desired.



There was mineral granule loss on the roof coverings in several locations



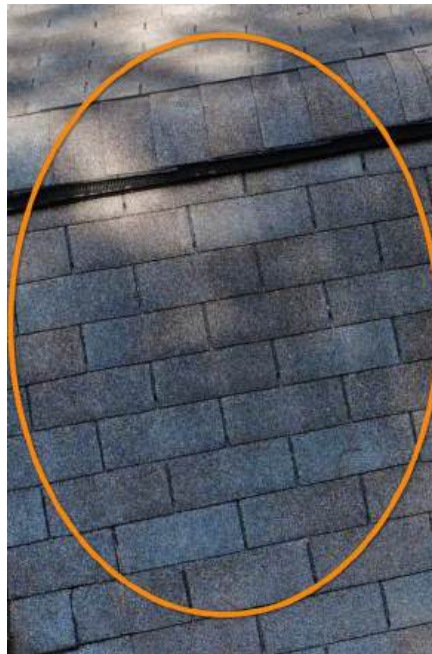
There was mineral granule loss on the roof coverings in several locations



There was mineral granule loss on the roof coverings in several locations



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There was mineral granule loss on the roof coverings in several locations

2.1.3 Coverings

FLASHING INCORRECT, MISSING, DAMAGED

 Summary

The flashing was either damaged, incorrect, or missing. This can indicate improper repairs, or allow moisture intrusion if not flashed properly. Recommend roofing or siding contractor evaluate and replace / repair as needed.



Uplift/gaps in areas of flashing on middle roofing of home



Uplift/gaps in areas of flashing on middle roofing of home



Uplift/gaps in areas of flashing on middle roofing of home



Uplift/gaps in areas of flashing on middle roofing of home



Uplift/gaps in areas of flashing on middle roofing of home



Uplift/gaps in areas of flashing on middle roofing of home

2.2.1 Roof Drainage Systems

NO/PARTIAL GUTTERS

There are no or partial gutters present on the structure. This can allow water to impact the foundation of the home or increase moisture levels in crawlspace areas over time. We recommend a qualified contractor install gutters on the entire structure, or missing areas if so desired and possible.

 [Summary](#)



No gutters installed on rear of home



No gutters installed on rear of home



No gutters installed on left side rear of home

3.1.2 Siding & Trim **DETERIORATION**

Summary

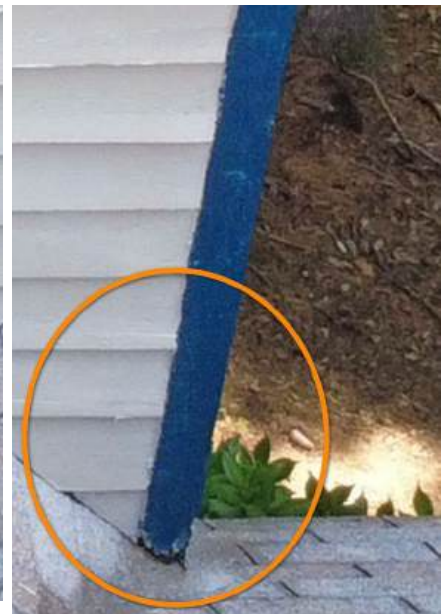
A component on the exterior of the home has signs of deterioration. This can indicate moisture intrusion, and can also damage underlying or surrounding components. Recommend qualified siding contractor further evaluate all exterior cladding components and repair or replace as needed.



Deterioration observed in areas of siding/trim on left side exterior of home (chimney chase)



Deterioration observed in areas of siding/trim on left side exterior of home (chimney chase)



Deterioration observed in areas of siding/trim on left side exterior of home (chimney chase)

3.3.1 Decks, Balconies, Porches & Steps **LOOSE / DETACHING COMPONENT**

Summary

One or more components of the deck or porch were loose during the time of inspection. This can pose a safety hazard in some scenarios. Recommend qualified contractor further evaluate all decking and repair as needed.



Several ledger board anchor bolts are loose / pulling away on rear deck of home



Several ledger board anchor bolts are loose / pulling away on rear deck of home



Several ledger board anchor bolts are loose / pulling away on rear deck of home

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

EROSION

 Summary

The grading in areas around the home appeared to have areas of higher erosion. This can sometimes affect surrounding components like drainage lines from the home, deck attachments ect. Recommend landscaper or qualified contractor further evaluate and adjust or advise as needed.



Evidence of soil erosion (left side exterior)



Evidence of soil erosion (left side exterior)



Evidence of soil erosion (left side exterior)



Evidence of soil erosion (rear exterior)

3.5.1 Windows

WOOD DETERIORATION

 Summary

Members of wood around the exterior of the upper fixed windows on right side of home appear to be deteriorated in some areas. This is normally caused by moisture being allowed to enter the wooden members from lack of finish, damage, ect. Recommend qualified window contractor further evaluate all windows, and repair / replace as needed.



Members of wood around the exterior of the upper fixed windows on right side of home appear to be deteriorated in some areas



Members of wood around the exterior of the upper fixed windows on right side of home appear to be deteriorated in some areas



Members of wood around the exterior of the upper fixed windows on right side of home appear to be deteriorated in some areas

4.1.1 Cooling

RECOMMEND SERVICING/CLEANING

 Summary

The HVAC system(s) should be cleaned and serviced periodically, especially in scenarios of older age to ensure proper chemical levels and operation as a typical home inspection can only determine proper operation with the use of normal controls. Recommend a qualified HVAC contractor clean and service to ensure proper operation.



Condenser fins need cleaning on exterior HVAC condenser unit/heat pump



Condenser fins need cleaning on exterior HVAC condenser unit/heat pump



Organic debris present in main housing of exterior HVAC condenser unit/heat pump

4.1.2 Cooling

UNLEVEL SURFACE

 Summary

The HVAC unit is on an unlevel surface. The vibrations from running the unit can cause the unit to slide off damaging the unit. We recommend licensed HVAC technician or builder further evaluate and repair as needed.



Exterior HVAC condenser unit/heat pump is not sitting level



Exterior HVAC condenser unit/heat pump is not sitting level

RECOMMEND SERVICING/CLEANING
 Summary

The HVAC system should be cleaned and serviced periodically. This is especially true in scenarios of older age, to ensure proper chemical levels, as a typical home inspection can only determine proper operation through use of normal controls. Recommend a qualified HVAC contractor clean and service per manufacturers recommendations.



HVAC air handler & evaporator coil need cleaning



HVAC air handler & evaporator coil need cleaning



HVAC air handler & evaporator coil need cleaning

IN-LINE BOX AIR FILTER DIRTY
 Summary

The HVAC in-line box air filter is dirty. This can put strain on the system and decrease the overall life span. Recommend filters are changed often to ensure proper operation.



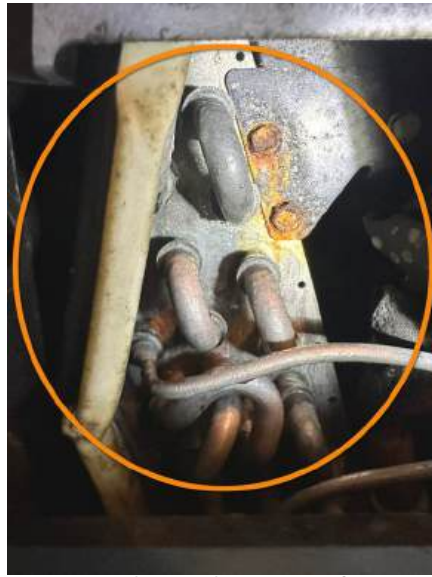
The HVAC in-line box air filter is dirty

CORROSION
 Summary

The system was corroded in one or more areas. This can shorten the life of the unit and in some scenarios may cause components to fail. Recommend a licensed HVAC contractor further evaluate and repair if needed.



Corrosion observed on areas of evaporator coil in HVAC air handler



Corrosion observed on areas of evaporator coil in HVAC air handler

4.3.1 Distribution Systems

DUCTWORK DIRTY / ORGANIC GROWTH



Dirt/debris and suspected organic growth was noted in ductwork at distribution registers and returns throughout home. This can affect indoor air quality or pose a health concern in some scenarios. Recommend air quality testing and consulting a licensed HVAC company for evaluation and cleaning or replacement as needed.

Recommendation
Contact a qualified professional.



Dirt/debris and suspected organic growth was noted in ductwork at distribution registers and returns throughout home



Dirt/debris and suspected organic growth was noted in ductwork at distribution registers and returns throughout home



Dirt/debris and suspected organic growth was noted in ductwork and at distribution registers and returns throughout home



Dirt/debris and suspected organic growth was noted in ductwork at distribution registers and returns throughout home



Dirt/debris and suspected organic growth was noted in ductwork and at distribution registers and returns throughout home

4.4.1 Gas Systems

CLEARANCE FROM CONDENSER UNIT



The propane tank has improper clearance from HVAC condenser unit on left side exterior of home (6' 8"). A stationary propane tank must be at least 10 feet away from an HVAC condenser unit. The National Fire Protection Association (NFPA) considers an air conditioner compressor to be a potential source of ignition (due to sparking relays or motors) and requires this 10-foot buffer. This is a potential safety concern. We recommend local rules are followed, and contacting the local service provider for relocation of tank as needed.



The propane tank has improper clearance from HVAC condenser unit on left side exterior of home (6' 8")



The propane tank has improper clearance from HVAC condenser unit on left side exterior of home (6' 8")

5.1.1 Doors

OPERATION

 Summary

A door, or component of it, was not operating correctly in some way. This can worsen over time if not corrected or damage surrounding components. In some scenarios this is only an aesthetic concern. Recommend qualified contractor repair / adjust as needed.



Main level primary bedroom door is binding against frame at top when closed

5.1.2 Doors

LOOSE COMPONENT

 Summary

A component appeared to be loose during the time of inspection. This can hinder proper operation and worsen over time. Recommend a qualified contractor evaluate and repair / replace as needed



Hinges are loose/detaching on main level hallway bathroom door



Handle is loose on rear exterior sliding glass door (lower level left rear family room)



Handle is loose on rear exterior sliding glass door (lower level right rear bedroom)

5.1.4 Doors

MOISTURE INTRUSION EVIDENCE

 Summary

There was evidence of moisture intrusion near or at an exterior door. This can indicate multiple seal, or exterior issues. Recommend qualified contractor identify source of intrusion and remedy as needed.



There was evidence of moisture intrusion near or at an exterior door (main level rear exterior sliding glass door, primary bedroom)



There was evidence of moisture intrusion near or at an exterior door (main level rear exterior sliding glass door, primary bedroom)



There was evidence of moisture intrusion near or at an exterior door (main level rear exterior sliding glass door, primary bedroom)



There was evidence of moisture intrusion near or at an exterior door (main level rear exterior door, living room)



There was evidence of moisture intrusion near or at an exterior door (main level rear exterior door, living room)

5.3.1 Ceilings & Walls **MOISTURE STAINING**

 [Summary](#)

There was a moisture stain during the time of inspection. This could indicate current or past moisture intrusion within the structure, or from surrounding components. We recommend a licensed contractor further evaluate and make appropriate repairs as needed.



Moisture staining observed on ceiling and right side wall in kitchen



Moisture staining observed on ceiling in main level primary bathroom



Moisture staining observed on ceiling in main level primary bathroom



Moisture staining observed on ceiling in main level primary bathroom



Moisture staining observed on ceiling in laundry area (main level hallway bathroom)



Moisture staining observed on rear wall and ceiling in main level right front bedroom



Moisture staining observed on rear wall in main level right front bedroom



Moisture staining observed on wall in closet of main level right front bedroom



Moisture staining observed on ceiling in lower level hallway



Moisture staining observed on ceiling in lower level front bonus room



Moisture staining observed on ceiling in lower level front bonus room



Moisture staining observed on baseboards in several locations throughout lower level of home



Moisture staining observed on baseboards in several locations throughout lower level of home



Moisture staining observed on baseboards in several locations throughout lower level of home



Moisture staining observed on baseboards in several locations throughout lower level of home



Moisture staining observed on baseboards in several locations throughout lower level of home

5.3.2 Ceilings & Walls

ORGANIC GROWTH

 Summary

There appear to be signs of organic growth on the interior of the home. It is unknown if this is a safety hazard. We recommend an air quality test is performed and source of higher moisture is determined and mitigated to ensure the health and safety of occupants. **All areas of organic growth should be remediated by a licensed general contractor or qualified professional.**



Suspected organic growth observed on walls in main level right front bedroom closet



Suspected organic growth of based on wall sheathing where tiles are missing in shower area of lower level bathroom

5.4.1 Floors

CREAKY FLOORING



The floor in one or more areas of the home were creaky at the time of inspection. This could indicate improper installation, minor shifting of building materials or in some cases can be common with materials. We recommend further evaluation of these areas and repair if needed by a qualified professional.



Areas of flooring are creaky on main level of home (middle hallway)



Areas of flooring are creaky on main level of home (living room)



Areas of flooring are creaky on main level of home (living room)



Several step treads are creaky on interior stairwell



Flooring is creaky on middle stairwell landing



Several step treads are creaky on interior stairwell

5.4.2 Floors

MOISTURE INTRUSION



Subflooring had areas of possible moisture intrusion. This can accelerate deterioration and damage surrounding components over time. Recommend a qualified flooring contractor evaluate & repair areas affected as/if needed.



Subflooring had areas of possible moisture intrusion (Main level, dining room)



Subflooring had areas of possible moisture intrusion (Main level, dining room)



Subflooring had areas of possible moisture intrusion (Main level, living room)



Subflooring had areas of possible moisture intrusion (Rear attached utility closet, main level)

5.4.3 Floors

DETERIORATION

 Summary

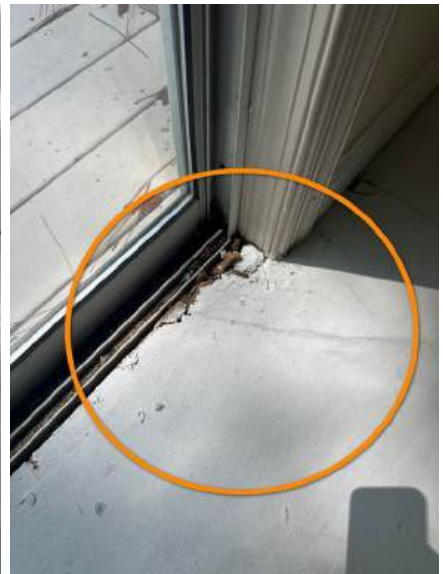
There was an area of deterioration in areas of the subflooring. This can indicate a moisture intrusion and can damage surrounding components. Recommend licensed contractor further evaluate to determine source of moisture intrusion and repair/replace all affected areas/components as needed.



There was an area of deterioration in areas of the subflooring (At rear exterior door, main level primary bedroom)



There was an area of deterioration in areas of the subflooring (At rear exterior door, main level primary bedroom)



There was an area of deterioration in areas of the subflooring (At rear exterior door, main level primary bedroom)



There was an area of deterioration in areas of the subflooring (At rear exterior door, main level living room)



There was an area of deterioration in areas of the subflooring (At rear exterior door, main level living room)



There was an area of deterioration in areas of the subflooring (in closet, main level right front bedroom)



There was an area of deterioration in areas of the subflooring (main level, middle hallway)

5.4.4 Floors

FLOORING MATERIALS REMOVED



Flooring materials have been removed in numerous locations throughout interior of home and subflooring / slab are exposed. Recommend installation of flooring material (carpet, LVP, Tile, etc.) by a qualified flooring professional.

Recommendation
Contact a qualified professional.



Flooring materials have been removed in numerous locations throughout interior of home (Main level, living room)



Flooring materials have been removed in numerous locations throughout interior of home (Main level, dining room)



Flooring materials have been removed in numerous locations throughout interior of home (Main level, right front bedroom)



Flooring materials have been removed in numerous locations throughout interior of home (Main level, middle hallway)



Flooring materials have been removed in numerous locations throughout interior of home (Main level, primary bedroom)



Flooring materials have been removed in numerous locations throughout interior of home (lower level, right rear bedroom)



Flooring materials have been removed in numerous locations throughout interior of home (lower level, middle bonus room)



Flooring materials have been removed in numerous locations throughout interior of home (lower level, middle hallway)



Flooring materials have been removed in numerous locations throughout interior of home (lower level, front bonus room)

5.6.1 Stairways

LOOSE COMPONENT

 Summary

There was a loose component of the stairwell. This can worsen over time and could cause a fall hazard. Recommend loose component is tightened or replaced by a qualified professional.



Left side upper handrail is loose on interior stairwell



Right side lower handrail is loose on interior stairwell

5.6.2 Stairways

DAMAGED

 Summary

A component of the steps or stairwells was damaged or loose at the time of inspection. This can pose a tripping or safety hazard. Recommend qualified contractor evaluate and replace.



Right side upper handrailing is damaged and has detached on interior stairwell

5.7.2 Countertops & Cabinets

LOOSE / DETACHING COMPONENT

 Summary

A component was loose or detaching during the time of inspection. This can worsen over time and prevent proper operation. Recommend qualified contractor further evaluate and repair as needed.



Front facing of cabinet underneath sink in kitchen is loose/detaching

5.7.3 Countertops & Cabinets

DELAMINATION

 Summary

The cabinets or countertops show signs of delamination in noted areas. This could allow moisture intrusion or may not function as intended aesthetically. Recommend repair or replacement by a qualified professional.



Area of countertop is delaminating at sink in kitchen

6.1.1 Dishwasher

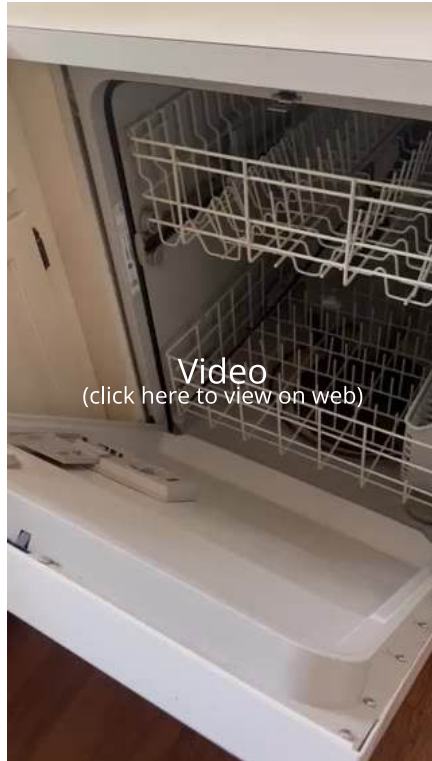
LOOSELY INSTALLED

 [Summary](#)

The dishwasher is not secured properly and has movement. This can worsen over time, and possibly damage surrounding components. Recommend plumber further evaluate and repair as needed.



The dishwasher is not secured properly and has movement



6.2.1 Garbage Disposal

INOPERABLE

 [Summary](#)

Garbage disposal was inoperable at the time of inspection. This can indicate failed or seized components. Recommend qualified handyman or plumber repair or replace.

[Here is a DIY resource for troubleshooting.](#)



Garbage disposal was inoperable at the time of inspection

6.3.1 Range/Oven/Cooktop

NO ANTI TIP DEVICE

The range did not appear to have an anti-tip device installed. This can pose a tip hazard and cause harm to people or pets. Recommend an anti-tip device is installed by a qualified contractor.



The range did not appear to have an anti-tip device installed

6.4.1 Built-in Microwave

DAMAGED / DETACHED

The microwave unit or component was damaged or detaching. This can prevent proper operation or not perform as intended aesthetically. Recommend qualified professional replace as needed.





Area of microwave main housing is damaged/cracked



Microwave exhaust vent cover is damaged/detaching

7.1.2 Fixtures, Distribution, & Shower/Tub Areas

POLYBUTYLENE PIPING PRESENT

 Summary

This home has a plumbing supply system that partially uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990s, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.



This home has a plumbing supply system that partially uses polybutylene plastic distribution lines and compression band fittings

7.1.4 Fixtures, Distribution, & Shower/Tub Areas

DAMAGED / DETACHING / MISSING

 Summary

One or more fixtures, components, or Shower/Tub areas were damaged, missing, or detaching. This can hinder proper operation, allow moisture intrusion, or cause damage to surrounding components. We recommend a qualified contractor further evaluate to determine if moisture intrusion has occurred to components around fixture and to make appropriate repairs / replacements as needed.



Areas of tile are damaged / detaching and missing in lower level bathroom shower area



Areas of tile are damaged / detaching and missing in lower level bathroom shower area



Damage (chipping) observed in areas of tub in main level primary bathroom



Damage (chipping) observed in areas of tub in main level primary bathroom



Damage (chipping) observed in areas of tub in main level primary bathroom

7.2.1 Drain Systems

FLEXIBLE DRAIN



There was flexible drainage piping installed underneath kitchen sink. This can contribute to no or slow drainage to fixtures, as well as escaped gases if, "P" traps are not properly installed. We recommend a licensed plumber further evaluate and make adjustments as needed.



There was flexible drainage piping installed underneath kitchen sink

8.2.1 Fixtures / Receptacles

NO GFCI PROTECTION



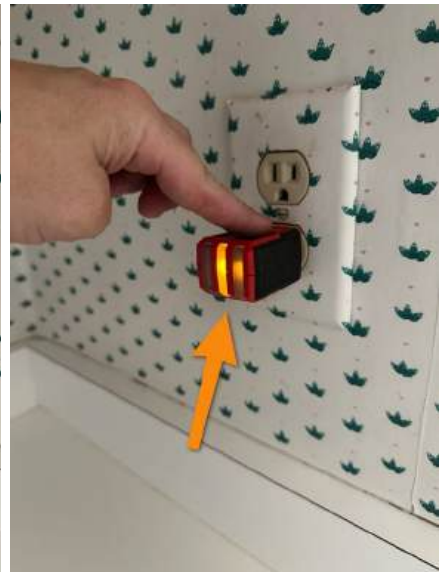
No GFCI protection present in one or more locations. This can contribute to electrical shock. Recommend licensed electrician upgrade by installing or repairing existing ground fault receptacles in all required locations.



No GFCi protection present in kitchen electrical receptacles



No GFCi protection present in kitchen electrical receptacles



No GFCi protection present in kitchen electrical receptacles



No GFCi protection present in kitchen electrical receptacles



No GFCi protection present in main level hallway bathroom electrical receptacle



No GFCi protection present in main level primary bathroom electrical receptacle



No GFCi protection present in lower level bathroom electrical receptacle



No GFCI protection in exterior electrical receptacles

8.2.2 Fixtures / Receptacles

CEILING FAN



The ceiling fan did not operate in lower level left rear family room during the time of inspection. This can indicate a manufacturers defect or improper installation. Recommend qualified contractor further evaluate and repair or replace as needed.



The ceiling fan did not operate in lower level left rear family room during the time of inspection

8.2.3 Fixtures / Receptacles

GFCI NOT WORKING/TRIPPING OFF



The GFCI receptacle in the did not work/trip off when tested at the time of inspection. This can cause a potential safety hazard and nullifies GFCI protection at all receptacles on the circuit. Recommend a qualified professional replace/repair as needed.



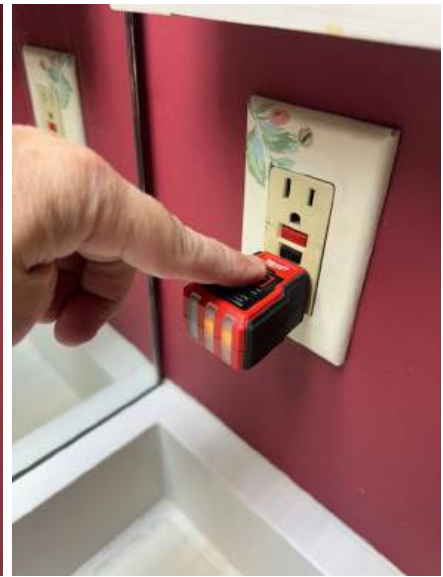
The GFCI receptacle in the did not work/trip off when tested at the time of inspection (Kitchen, left side)



The GFCI receptacle in the did not work/trip off when tested at the time of inspection (Kitchen, left side)



The GFCI receptacle in the did not work/trip off when tested at the time of inspection (Kitchen, right side)



The GFCI receptacle in the did not work/trip off when tested at the time of inspection (main level primary bathroom)

8.3.2 Smoke / Carbon Detectors

MISSING / REMOVED

Summary

One or more smoke detectors were missing or have been removed in noted locations. This is a safety concern. We recommend installing detectors in all habitable spaces.



Smoke detector has been removed on ceiling in lower level family room

8.3.3 Smoke / Carbon Detectors

INADEQUATE AMOUNT OF SMOKE ALARMS

Summary

The home has an inadequate amount of smoke alarms (none present in bedrooms). This can pose a safety concern. Recommend adding additional smoke alarms in required locations.

8.3.4 Smoke / Carbon Detectors

NO CARBON MONOXIDE DETECTORS

Summary

At the time of the inspection, the home did not have permanent carbon monoxide detectors installed. Homes with gas appliances, fireplaces, or attached garage should have carbon monoxide detectors. Recommend installation of a carbon monoxide detectors on each floor of home.

9.1.1 Roof Structure

MOISTURE STAINING



There was moisture staining on areas of roofing and side wall material. This can indicate a current or past leak and can damage roofing or surrounding components. Recommend monitoring the area and contacting a roofing contractor for further evaluation and to ensure proper repairs are made if needed.



Moisture staining observed on areas of roof and side wall framing in middle right area of attic



Moisture staining observed on areas of roof and side wall framing in middle right area of attic



Moisture staining observed on areas of roof and side wall framing in middle right area of attic



Moisture staining observed on areas of roof and side wall framing in middle right area of attic



Moisture staining observed on areas of roof framing in front area of attic



Moisture staining observed on areas of roof framing in front area of attic

10.1.1 Foundation / Slab

INTERIOR SLAB CRACKS

 Summary

The interior foundation/slab flooring was cracked in noted areas. This can sometimes prevent proper installation of flooring, be noticeable once flooring is installed, or may indicate minor settlement in some scenarios. Recommend qualified professionals repair/seal as needed or further evaluation by a structural engineer if desired.

Recommendation

Contact a qualified professional.



Interior foundation slab cracks observed in lower level right rear bedroom



Interior foundation slab cracks observed in lower level right rear bedroom



Interior foundation slab cracks observed in lower level right rear bedroom



Interior foundation slab cracks observed in lower level right rear bedroom

11.1.1 Ventilation

NEEDS CLEANING

 Summary

The dryer vent had lint built up on right side exterior of home. This can pose a fire hazard. Recommend a qualified contractor clean vents.



The dryer vent had lint built up on right side exterior of home



The dryer vent had lint built up on right side exterior of home