

Summary

"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."

(A1 - 1) Main House Foundation

Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House Foundation



The foundation / crawl space was found to have wood debris laying on the ground and the vapor barrier was missing throughout the crawl space and the damp ground was exposed. The crawl space presented evidence of elevated humidity and current/or past evidence of condensation. At the time of the inspection the following concerns were noted:

Debris has been removed. Vapor barrier is there but not 100% coverage. A moisture reading was not shared with us so

A licensed general contractor with experience in foundation drainage, ventilation, and moisture issues should be consulted for a complete evaluation of the crawl space and repair as needed to ensure a dry and stable environment. **we do not have evidence of elevated moisture as indicated here**

(A1 - 1.2) Main House Foundation



This home has a steel frame that provides structural support for the home. The steel frame for this home is rusted and in need of repair to prevent further deterioration. The rust on the frame indicates elevated moisture in the crawl space. A licensed general contractor should be consulted to evaluate the crawl space to correct moisture problems and repair the steel frame to correct corrosion problems.

Seller is a professional landscaper and has installed extensive French drains under the home to divert moisture

(A2 - 1) Main House

Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Main House



In the front crawl space under the living room, a couple of dry stacked block piers have been installed. A general contractor should be consulted to review the pier placements and determine if the piers should be changed to a permanent or more secure support system.

These the only piers that are not sealed.

(B1 - 1) Main House

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.1) Main House



The vinyl trim pieces for the siding system are cracked and torn at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Damaged trim can allow water seepage in the wall cladding. A licensed general contractor or siding company should be consulted for repair.

(B1 - 1.3) Main House



On the rear of the home at screen porch, several damaged or cracked pieces of siding are in need of replacement. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B2 - 1) All Windows, Location: Main House

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) All Windows



The vinyl trim pieces around the exterior windows were found to be brittle and damaged. The window trim needs to be repaired or replaced. A licensed general contractor or window repair company should be consulted for evaluation and repairs.

(B2 - 2) Right Side Exterior Door , Location: Main House Right

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Right Side Exterior Door



The door hardware / lock assembly is damaged/ not functional. The hardware / lock needs repair/replacement to ensure that the door opens and closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

This has been repaired

(B2 - 3) Rear Sliding Door , Location: Main House Rear

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Rear Sliding Door



The rear sliding door at the rear of the home did not have a rear deck , porch or steps installed. This configuration is a safety hazard and can allow a person fall or steps out of an open sliding door and can cause personal injury. A licensed general contractor should be consulted for evaluation and proper repair to ensure safe egress in / out of the home.

A set of steps has been added

(B2 - 3.2) Rear Sliding Door

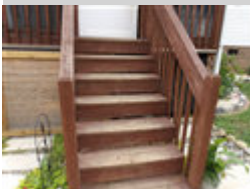


The vinyl trim and siding is missing at the rear sliding door and the cladding was exposed. The door trim needs repair/replacement to ensure that the door is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repairs.

(B3 - 2) Screen Porch and Steps , Location: Main House Rear

Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Screen Porch and Steps



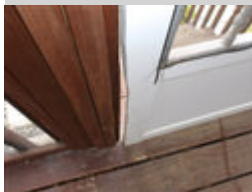
The handrails for the rear screen porch are loose and damaged present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs. (wood spindles are damaged and loose)

(B3 - 2.2) Screen Porch and Steps



Note: the screens for the screen porch are loose , torn and damaged in a few places. The screen needs repaired or replaced.

(B3 - 2.3) Screen Porch and Steps



The screen porch door is damaged at the bottom of the door and did not close completely. The door needs repaired or replaced. A general repair specialist or a licensed general contractor should be consulted.

(B4 - 1) Driveway , Location: Main House Front

Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab. A licensed general contractor should be consulted for further evaluation and repair.

(B5 - 1) Grading, Location: Main House Exterior Perimeter

Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Grading



The grading , landscape mulch around the foundation of the home is too high and is covering the foundation vents. Incorrect clearance can result in water penetration, drainage, and conditions conducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

(B5 - 2) Vegetation, Location: Main House Perimeter

Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 2.1) Vegetation



The vegetation around the perimeter of the home is over grown and is contact with the home and siding areas. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth to prevent damage to the home and siding.

(C2 - 1) Main House, System Type: Partial Gutter System

Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



The gutter downspouts are piped underground, however the exits were not located or verified. Evidence in the bedding area and at the roof eave level suggests that the gutters have been overflowing. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation to locate and verify the downspout extension and to make necessary repairs.

This ties into the French drain system. Seller is happy to explain how that works.

(E2 - 1) Main Panel #1, Location: Right Exterior

Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1



The exterior main electrical service panel door hinges are rusted and the door did not open and close properly. A licensed electrical contractor should be consulted for repair of the panel to ensure that it is safe and functioning properly.

(E5 - 1) Kitchen

Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 1.1) Kitchen



The receptacle in the kitchen is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for securing the receptacles.

(E5 - 1.2) Kitchen



The kitchen ceiling around the recess light fixture needs to be touched up , sealed and painted. A general repair person can do this repair.

(E5 - 2) Smoke Detectors

Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 2.1) Smoke Detectors



This home has a limited number of smoke detectors as compared to current standards. Currently it is recommended that a smoke detector be installed in the home and in each sleeping room. Correction is recommended. Installation is recommended in the bedrooms.

(E5 - 3) Exterior

Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 3.1) Exterior



The light fixture for the front porch ceiling fan is damaged. (missing globe) Damaged fixtures could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

(F1 - 1) Heating Unit #1, Location: Exterior: Utility Room

Summary - Heating: Equipment (Confirmation of Limitation):

Inspection Method and Limitation(s): Limitations: The system operated and met the requested thermostat settings of 74 degrees (F) for the heating cycle; the unit was not operated in the cooling mode due to winter weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was 96 -103 degrees F. This was thought to be within an acceptable range.

(G1 - 1) Cooling Unit #1, Location: Exterior: Utility Room

Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit #1



The outside compressor/coil unit for the AC system has visible damaged / bent fins and dirt/debris in the coil fins. A blocked or fouled coil can result in reduced air flow and poor system performance. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

HVAC was serviced in 2024 and is currently functioning as intended

(H1 - 1) All Rooms

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) All Rooms



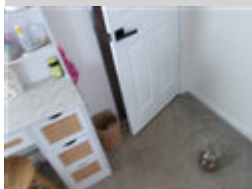
The laminate board panels have high areas at the long seams and swollen , damaged edges. Excessive movement of the panelized floors can indicate improper installation and or unbalanced moisture conditions that indicate underlying problems. A flooring installation/repair company should be consulted for further evaluation to determine the significance and source of the concern.

Note: Floating laminate flooring greatly reduces the home inspector's ability to evaluate the feel, deflection, or slope of the floor since it is designed to move. In the event of a leak in the kitchen or bathroom area, water that would normally be detected can be hidden under the flooring surface and padded underlayment.

(H1 - 2) Master Bedroom

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Master Bedroom



The master bedroom entry door was not balanced properly and the door would stay in place and would close. The door or the hinges need to be adjusted to ensure the door opens and closes correctly.

(H1 - 2.2) Master Bedroom



The carpet in the master bedroom is wrinkled and loose and poses a tripping hazard. The carpet needs repaired in the master bedroom. A carpet installation specialist should be consulted for evaluation and repairs.

(H1 - 3) Interior Doors

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Interior Doors



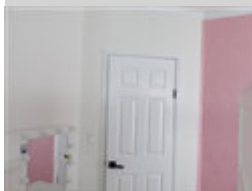
Multiple interior doors did not have the door stops installed. Door stops are needed to help prevent damage to the walls and trim when the doors are fully opened. A general repair person can install the door stops

(H1 - 3.2) Interior Doors



The left side bedroom closet doors did not close and were hitting each other when attempting to close the doors. The doors needs repairs to ensure proper operation. The doors did not properly latch and close. A general repair specialist should be consulted.

(H1 - 3.3) Interior Doors



The right side bedroom entry door hits the frame and is difficult to open and door did not close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4) Left Side Bedroom / Right Side Bedroom

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Left Side Bedroom / Right Side Bedroom



The window(s) (left side and right side bedrooms) have a cloudy or hazed appearance and seals are rusted and in poor condition. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 4.2) Left Side Bedroom / Right Side Bedroom



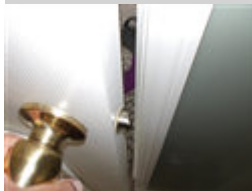
The left side bedroom window needs repair to ensure proper operation. The window did not properly latch, lock, open. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.

This has been repaired

(H1 - 5) Laundry

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Laundry



The (utility / laundry) door needs repair to ensure proper operation. The door did not properly latch and close. (striker plate was not installed and door frame was not cut out for the striker bolt) A general repair specialist should be consulted.

(H2 - 1) Kitchen

Summary - Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen

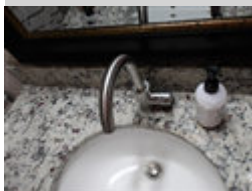


The panel flooring in front of the dishwasher in the kitchen has damage typical of water penetration. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions.

(H3 - 1) Bathroom #1

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom #1

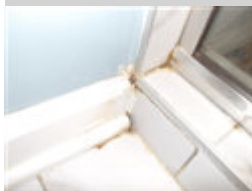


The hall bathroom sink faucet is loose and water is leaking around the faucet when it is splashed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 2) Bathroom: Master

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Master



The baseboards at the master bathroom shower have water stains at the floor level. This can indicate water is leaking at the tile curbing or the shower glass enclosure. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

(H3 - 2.2) Bathroom: Master



The tile system for the shower floors and walls needs evaluation and repair related to low/cracking grout. The purpose of the grout is to fill the space between the tiles and protect the bond between the tile and the mortar base. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(H3 - 2.3) Bathroom: Master



Additional Photograph: This is a photograph showing crack present in the master shower floor tile / grout.

(H3 - 2.4) Bathroom: Master



The master bathroom toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 2.5) Bathroom: Master



the shower fixture was leaking at the fitting and the hose when the water was turned on. The fixture needs repair to prevent leaking. A general repair specialist or a licensed plumber should be consulted.

(H6 - 1) Fireplace: Pre-Manufactured: Metal:, Location: Living Room Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal:



Additional Photograph: This is a photograph showing the electric fire place unit operating properly when tested.