403 Cranborne Lane

Pre Listing Inspection Report

*Sellers hired Pillar to Post to complete the pre-listing inspection 01/22/2026

2.2 Uneven and cracked sidewalk repaired by Tar Heel Basement System (Receipt 0010)

3.2 Foundation crack repaired by Triangle Reconstruction* (Receipt R0011) -see Structural Engineer Report (Receipt R0008)

3.3 Several areas of siding damage and deterioration repaired by Superior Powerwashing and Home Maintenance (Receipt 0009)

3.6 Wood trim deterioration repaired by Superior Powerwashing and Home Maintenance (Receipt 0009)

3.6 Moisture Damage around exterior windows repaired by Superior Powerwashing and Home Maintenance (Receipt 0009)

3.9 Wood deck deterioration repaired by Superior Powerwashing and Home Maintenance (Receipt 0009)

4.3 Damaged roof materials repaired by Superior Powerwashing and Home Maintenance (Receipt 0009)

5.3 Window inspected by B.A. McCurry Engineering-No structural deficiencies noted -see Structural Engineer Report (Receipt R0008)

6.6 Garage door fixed by Precision Garage Door (Receipt R0019)

6.7 Cracking in garage slab repaired by Triangle Reconstruction (Receipt R0012)

7.9 Efflorescence, and moisture in basement repaired by Triangle Reconstruction (sump-pump system installed, drains, and dry-lock damp proofing the walls) (Receipt R0011)

8.9 Light fixture replaced by Williams Construction (Receipt R0014)

8.11 GFCI outlet replaced Williams Construction (Receipt R0014)

10.10 Toilet replaced by Paramount Plumbing (No receipt obtained)

PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Mark Lawton

PROPERTY INSPECTED:

403 Cranborne Lane
Cary, NC 27519

Date of Inspection: 01/22/2026

Inspection No. 341641-29

COMPANY:

Patrick Preslar

A Pillar To Post Authorized Franchise

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INSPECTOR:

Patrick Preslar

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(919) 675-7116

REPORT 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.

2.0 PROPERTY AND SITE

2.2 Walkway(s)

2.2.1 Walkway is heaving, probably due to soil movement. Due to the uneven surface, this can be a trip hazard. Further uneven settlement can also occur. Have a licensed contractor repair as required to reduce hazard and damages. **(Exterior Front)**

2.5 Retaining Wall(s)

2.5.1 The retaining wall is rotted in areas. Recommend repairing rotted areas or replace as needed to prevent further deterioration of materials. **(Exterior Back)**

3.0 EXTERIOR

3.2 Foundation Surface

3.2.1 Foundation crack was visible on the foundation wall. Cracks indicate settlement and can also result in water intrusion into the structure. A structural engineer should evaluate the crack to determine the significance of the crack and if repair or monitoring is needed. Have a structural engineer evaluate and repair as recommended to reduce structural damages. **(Exterior Left)**

3.3 Wall Surface

3.3.1 Siding damage/rot noted on several areas of the home, including, but not limited to the areas listed below. Damaged/rotted siding can allow moisture to penetrate into the wall sheathing and cause wood rot and other moisture related damages. Have a licensed contractor repair/replace siding to reduce moisture intrusion and damages and do an exhaustive inspection of all siding and trim. Areas noted, front right corner, rear right side of garage, above garage roof around windows, left side of house near upper window. **(Exterior Left)**

3.5 Trim

3.5.1 Rot was found in wood trim. Repair trim to prevent further damage. **(Exterior Front)**

3.6 Windows

3.6.1 Moisture damage noted in the window/jamb/trim/sill of the exterior window. Moisture damage can result in future water penetration, wood rot, and unseen damages within the jamb and walls. Have a licensed contractor repair as needed, replacing all damaged materials to reduce moisture intrusion and further damage. **(Exterior Front)**

3.9 Deck(s)

3.9.1 Wood rot was visible at the rear deck railing. Further moisture damage can occur making the railing less stable. Have a licensed contractor replace all damaged materials to reduce further damages to the railing. Wood rot was identified in many areas of the deck. General repairs are required. **(Exterior Back)**

3.9.2 The deck post show signs of rot/deterioration at the bottoms where they come in contact with the concrete slab. Continued deterioration could cause the deck to become unsafe. Recommend having a licensed and insured structural engineer evaluate for necessary repairs.

4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.2 Some of the sloped roofing materials are damaged (curling, lifting, etc.) Recommend having a licensed and insured roofing contractor repair or replace as needed to prevent imminent water-related damage to structure and interior finishes. **(Exterior Back)**

5.0 ATTIC

5.3 Attic Access

5.3.1 Window in the attic has openings at the corners, allowing moisture into the attic space. The outside band has seen patterns of moisture and drying. Recommend having an engineer review the outside band for structural stability. Recommend sealing the gaps around the windows to prevent further moisture damage.

6.0 GARAGE / CARPORT

6.4 Interior Access Door(s)

6.4.1 The door from the kitchen to the garage does not have an auto-close mechanism and could allow auto exhaust to enter the dwelling. Recommend adding an auto-close mechanism for proper fire/gas barrier protection.

6.6 Vehicle Door(s)

6.6.1 The garage door did not reverse on its own after meeting resistance, using the standard resistance test. This can cause damages to cars/people and is a safety hazard. Have a garage door specialist adjust and repair as needed to reduce safety hazard and damage to the unit.
The vehicle door is noisy. Adjust/maintenance garage door mechanism for proper operation and to prevent wear. **(Garage)**

6.7 Floor

6.7.2 Noted excessive cracking in the garage slab. These cracks are indicative of settlement or improper compaction. Have a concrete specialist evaluate and repair/replace as needed. **(Garage)**

7.0 STRUCTURE

7.9 Basement

7.9.2 Efflorescence noted on the inside of the wall at the front right of the basement indicating moisture intrusion through the masonry. Moisture was detected at the time of inspection. Properly clean area and monitor for possible future moisture intrusion. The concrete slab at the front right corner is also showing moisture damage and deterioration. Recommend having a licensed and insured structural engineer evaluate for necessary repairs to prevent further water intrusion and floor slab repairs.

8.0 ELECTRICAL SYSTEM

8.9 Lighting / Ceiling Fan(s)

8.9.1 Light fixture beside the exterior pedestrian door in the garage is loose from the wall. With the top of the light box exposed, water can enter the box causing an electrical fire hazard. Recommend having a licensed electrician repair to reduce damages to light. **(Exterior Right)**

8.11 GFCI Devices

8.11.1 The outlet beside the toilet in the upstairs hallway bathroom did not trip the GFCI indicating either a problem or the outlet may not be GFCI protected. Outlets within 6 feet of a water source should be GFCI protected to protect against electrical shock for safety. Recommend having a licensed and insured electrical contractor inspect the outlet and make necessary repairs. **(Second Floor Guest Bathroom)**

8.12 AFCI Devices

8.12.1 New electrical standards require AFCI circuits for all bedrooms. It would be a prudent upgrade to AFCI circuits and have a licensed and insured electrical contractor install AFCI breaker(s) for safety. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

10.0 PLUMBING SYSTEM

10.5 Water Heating Equipment

10.5.1 This unit is almost 11 years old. A traditional tank-type water heater has an average life expectancy of between 8 and 12 years under normal operation. The water heater is reaching the end of its typical life expectancy. Recommend budget to replace when the unit becomes inoperable or is not cost effective to maintain/repair.

10.10 Toilet(s)

10.10.1 Leak was visible at the toilet/tank connection. Any leak at the toilet can result in damages to the flooring. Recommend having a licensed plumber repair to reduce future damages.
The tank for the bathroom toilet was loose from the toilet. This can cause stress on the water lines which can cause them to come loose. Recommend having a licensed plumber secure tank to reduce water related damages. **(Second Floor Guest Bathroom)**

13.0 APPLIANCES

13.8 Clothes Dryer

13.8.1 The flapper for the dryer vent was stuck in the open position at the time of the inspection. Lint buildup was visible at the vent which can be a fire hazard. Recommend cleaning dryer vent throughout duct and verifying that the flapper does open/close as intended.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.
Thank you for choosing Pillar To Post

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The home inspection is meant to provide the client with an understanding of the property conditions, as inspected at the time of the inspection. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of left and right is from the perspective of facing the house from the front.
This inspection was conducted for the client named on this report. This inspection report and report summary are for the exclusive use of the client and is not transferrable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only. Our liability is only to our client.
This is an occupied home. There are areas of the wall and floor surfaces covered with personal belongings and are not visible to the inspector. In addition, windows blocked by furniture may not be accessed for inspection.
(Exterior Front)

1.2 Inspector

1.2.1 This inspection was performed by Pillar To Post Home Inspectors. Your inspector today was Patrick Preslar. NC Home Inspector License #6243.

1.3 Scope of Inspection

1.3.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included on your HomePage for full Scope and code of ethics.

1.4 Inspection / Site Conditions

1.4.1 Thank you for choosing Pillar To Post

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The home inspection is meant to provide the client with an understanding of the property conditions, as inspected at the time of the inspection. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of left and right is from the perspective of facing the house from the front.
This is a Prelisting Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is performed to the Standards of Practice of the American Society of Home and Inspectors, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 Vegetation was seen against the structure which can wear materials quicker than normal and allow pests to enter the home. Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials and pest intrusion.

2.2 Walkway(s)

☑ Concrete

2.2.1 **Walkway is heaving, probably due to soil movement. Due to the uneven surface, this can be a trip hazard. Further uneven settlement can also occur. Have a licensed contractor repair as required to reduce hazard and damages. (Exterior Front)**

2.3 Driveway(s)

☑ Concrete

2.3.1 Cracks were visible in the driveway. Cracks allow water to penetrate under the slab and cause movement. Recommend having a licensed contractor repair cracks to reduce moisture intrusion and further damages. **(Exterior Front)**

2.4 Patio(s)

☑ Flagstone

2.4.1 The patio(s) were inspected and no significant deficiencies were observed.

2.4.2 The patio shows typical and minor surface wear and cracking. Recommend sealing to prevent further movement over time. **(Exterior Back)**

2.5 Retaining Wall(s)

Wood

2.5.1 **The retaining wall is rotted in areas. Recommend repairing rotted areas or replace as needed to prevent further deterioration of materials. (Exterior Back)**

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually. **(Exterior Front)**

3.2 Foundation Surface

- Concrete block
- Brick

3.2.1 **Foundation crack was visible on the foundation wall. Cracks indicate settlement and can also result in water intrusion into the structure. A structural engineer should evaluate the crack to determine the significance of the crack and if repair or monitoring is needed. Have a structural engineer evaluate and repair as recommended to reduce structural damages. (Exterior Left)**

3.3 Wall Surface

- Hardboard Siding

3.3.1 **Siding damage/rot noted on several areas of the home, including, but not limited to the areas listed below. Damaged/rotted siding can allow moisture to penetrate into the wall sheathing and cause wood rot and other moisture related damages. Have a licensed contractor repair/replace siding to reduce moisture intrusion and damages and do an exhaustive inspection of all siding and trim. Areas noted, front right corner, rear right side of garage, above garage roof around windows, left side of house near upper window. (Exterior Left)**


3.4 Eaves / Fascia / Soffit

Wood

3.4.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

3.5 Trim

Wood

3.5.1 **Rot was found in wood trim. Repair trim to prevent further damage. (Exterior Front)**


3.6 Windows

⊘ Wood

3.6.1 **Moisture damage noted in the window/jamb/trim/sill of the exterior window. Moisture damage can result in future water penetration, wood rot, and unseen damages within the jamb and walls. Have a licensed contractor repair as needed, replacing all damaged materials to reduce moisture intrusion and further damage. (Exterior Front)**

3.7 Exterior Doors

⊘ Metal

3.7.1 The doors were inspected and no significant deficiencies were observed.

3.7.2 Open gaps were visible around the exterior doors. This can allow moisture penetration behind the door and into the sheathing. Seal all open gaps to reduce future moisture damages.
Some doors/door weatherstripping are damaged (rear door at deck, door to basement, exterior door in garage, pedestrian door to garage). Repair or replace as needed to prevent water damage and restore proper functionality.

3.8 Porch(es)

Brick

3.8.1 Gaps were visible in the brick porch steps. This can allow water to penetrate which can cause the bricks to come loose once the moisture freezes/thaws. Have a licensed contractor repoint the missing mortar joints in the front porch steps to reduce moisture intrusion, resulting in the future damages from freeze/thaw conditions. **(Exterior Front)**

3.9 Deck(s)

Pressure Treated Wood

3.9.1 **Wood rot was visible at the rear deck railing. Further moisture damage can occur making the railing less stable. Have a licensed contractor replace all damaged materials to reduce further damages to the railing.**

Wood rot was identified in many areas of the deck. General repairs are required. (Exterior Back)

3.9.2 The deck post show signs of rot/deterioration at the bottoms where they come in contact with the concrete slab. Continued deterioration could cause the deck to become unsafe. Recommend having a licensed and insured structural engineer evaluate for necessary repairs.

4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

4.2 Roofing Inspection Method

Inspected from ground with binoculars / camera zoom.

4.2.1 Limitation: Due to the height of sections of the roof, the inspector was not able to fully / safely inspect the high second floor portion of the roof. Recommend having a certified roofing contractor fully evaluate these areas of the roof to reduce future concerns.

4.3 Sloped Surface(s)

Composite shingles

4.3.1 Some of the sloped roofing materials are damaged (cracking, splitting, missing, curling, lifting, etc.) Repair or replace as needed to prevent imminent water-related damage to structure and interior finishes. **(Exterior Front)**

4.3.2 Some of the sloped roofing materials are damaged (curling, lifting, etc.) Recommend having a licensed and insured roofing contractor repair or replace as needed to prevent imminent water-related damage to structure and interior finishes. (Exterior Back)

4.4 Roof Drainage

4.4.1 Downspouts lead to underground drainage system. While this is allowed in this area, the condition of the underground portion cannot be assessed and is prone to blockage. It is recommended that it be modified to drain above ground, away from the foundation to ensure continued adequate drainage. **(Exterior Front)**

4.4.2 Gutter slope appears insufficient to promote proper flow towards downspouts. Debris buildup can occur without proper slope adding more weight to the gutters. Remedy by having a licensed contractor re-install gutters with adequate slope. **(Exterior Front)**

4.4.3 Downspouts lead to underground drainage system. While this is allowed in this area, the condition of the underground portion cannot be assessed and is prone to blockage. It is recommended that it be modified to drain above ground, away from the foundation to ensure continued adequate drainage. **(Exterior Back)**

5.0 ATTIC

5.1 Limitations

⚠ Attic is completely floored limiting inspection of insulation to one small area in the rear of the attic.

5.2 Attic General Comments

5.2.1 Mouse droppings were visible throughout the attic indicating mouse intrusion. Mouse droppings can be a health hazard to the homeowner and any subcontractors servicing the home. Have a licensed contractor remove all droppings and replace all contaminated materials to reduce health hazard.

5.3 Attic Access

- Entered into the attic.

5.3.1 **Window in the attic has openings at the corners, allowing moisture into the attic space. The outside band has seen patterns of moisture and drying. Recommend having an engineer review the outside band for structural stability. Recommend sealing the gaps around the windows to prevent further moisture damage.**




5.4 Insulation

- Fiberglass

5.5 Ventilation

- Gable vents
- Power vents
- Soffit vents

5.6 Exhaust Duct

- Metal
- Plastic

5.6.1 The exhaust duct(s) were inspected and no significant deficiencies were observed.

5.7 Sheathing

- Plywood / Oriented Strand Board

5.7.1 The sheathing was inspected and no significant deficiencies were observed.

6.0 GARAGE / CARPORT

6.1 Limitations

- Garage structure is fully concealed. Unable to comment on its condition.
- A resistance test of automatic vehicle door is not part of this inspection. Recommend having a garage door expert evaluate for safety purposes.

6.2 Garage General Comments

6.2.1 Storage items limited a full inspection of the garage. Certain areas were inaccessible. Only accessible areas were inspected. **(Garage)**

6.3 Structure

- Wood frame

6.4 Interior Access Door(s)

- Fire rated
- Metal

6.4.1 **The door from the kitchen to the garage does not have an auto-close mechanism and could allow auto exhaust to enter the dwelling. Recommend adding an auto-close mechanism for proper fire/gas barrier protection.**

6.5 Exterior Access Door(s)

- Metal

6.5.1 The exterior access door(s) were inspected and no significant deficiencies were observed.

6.6 Vehicle Door(s)

- Metal
- Overhead-sectional

6.6.1 **The garage door did not reverse on its own after meeting resistance, using the standard resistance test. This can cause damages to cars/people and is a safety hazard. Have a garage door specialist adjust and repair as needed to reduce safety hazard and damage to the unit.**
The vehicle door is noisy. Adjust/maintenance garage door mechanism for proper operation and to prevent wear. (Garage)

6.7 Floor

- Concrete

6.7.1 The floor was inspected and no significant deficiencies were observed.

6.7.2 **Noted excessive cracking in the garage slab. These cracks are indicative of settlement or improper compaction. Have a concrete specialist evaluate and repair/replace as needed. (Garage)**

6.8 Wall

- Drywall / Plaster

6.8.1 Moisture stains are present on the wall of the garage near the exterior pedestrian door. Recommend further evaluation and repair as needed.

7.0 STRUCTURE

7.1 Limitations

- Ceiling structure is concealed. Unable to comment on it.

7.2 Structure General Comments

7.2.1 All concerns related to structural components identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

7.3 Foundation

- Concrete
- Concrete block

7.4 Support - Post / Beam / Column

- Metal support post(s)

7.4.1 The supporting post(s) / beam(s) / column(s) were inspected and no significant deficiencies were observed.

7.5 Floor Structure

- Wood - dimensional lumber.

7.5.1 Inspected

7.6 Wall Structure

- Wood frame
- Solid masonry

7.7 Roof Structure

- Rafters
- Plywood / OSB roof sheathing.

7.7.1 Previous moisture intrusion was noted on some of the roof structure but was dry at the time of the inspection. Recommend monitoring for any future moisture intrusion.

7.8 Ceiling Structure

- Wood rafters

7.9 Basement

- Unfinished

7.9.1 The basement was inspected and no significant deficiencies were observed.

7.9.2 **Efflorescence noted on the inside of the wall at the front right of the basement indicating moisture intrusion through the masonry. Moisture was detected at the time of inspection. Properly clean area and monitor for possible future moisture intrusion. The concrete slab at the front right corner is also showing moisture damage and deterioration. Recommend having a licensed and insured structural engineer evaluate for necessary repairs to prevent further water intrusion and floor slab repairs.**

7.10 Slab

Concrete

7.10.1 The slab was inspected and no significant deficiencies were observed.

7.10.2 The concrete slab has typical minor cracks that are consistent with normal shrinkage of concrete and repairs are not necessary.

7.11 Insulation

Fiberglass

7.11.1 The insulation was inspected and no significant deficiencies were observed.

7.11.2 The insulation in the basement was hanging and damaged from previous water intrusion. Replace insulation where hanging to prevent excessive heat loss / gain and improve energy efficiency.

8.0 ELECTRICAL SYSTEM

8.1 Limitations

As per our Standards of Practice, a representative number of lighting/ceiling fan(s) were tested.

- As per our Standards of Practice, a representative number of receptacles were tested and not all of them.
- Panel not inspected due to cabinets and stored items in front of panel causing a significant electrical shock risk to the inspector. If there are larger electrical concerns, recommend having a licensed and insured electrician inspect the panel once the obstructions have been moved for safety.
- Unable to locate ground location. Recommend contacting current homeowner to determine where the ground is located.
- Unable to see branch circuit wiring in finished walls and ceilings.

8.2 Electrical General Comments

8.2.1 The electrical system in the home is the original system from when the home was constructed. The system should be evaluated and updated as needed to meet moderen demands and safety concerns of the clients.

8.3 Service Entrance

- Electrical service to the home is by underground cables.

8.3.1 The service entrance was inspected and no significant deficiencies were observed.

8.4 Service Size

- 200 Amps

8.4.1 The service size was inspected and no significant deficiencies were observed.

8.5 Main Disconnect(s)

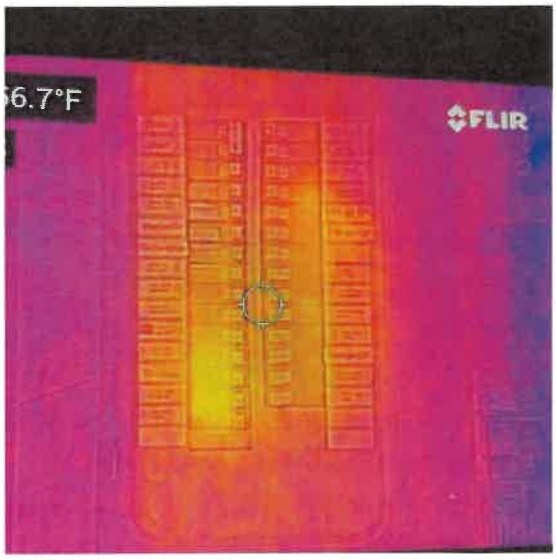
- Breaker
- The main electrical disconnect is in the garage.
- The main electrical disconnect is located on the outside of the house.

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

8.6 Distribution Panel(s)

- Breakers
- Electrical panel located in garage

8.6.1 This infrared image of your distribution panel shows that the temperature under load is within normal operating range.



8.7 Grounding

- Grounded at grounding rod.

8.8 Receptacles

- Three pronged receptacles

8.8.1 The receptacles were inspected and no significant deficiencies were observed.

8.8.2 The receptacle for the refrigerator/freezer in the garage was not on a dedicated circuit. Typically, per manufacturer's specifications, refrigerators/freezers should be on their own dedicated circuit. Recommend having a licensed electrician evaluate and repair per manufacturer's specifications.

8.9 Lighting / Ceiling Fan(s)

- Ceiling fan/lights
- Ceiling pot lights
- Florescent lights

8.9.1 **Light fixture beside the exterior pedestrian door in the garage is loose from the wall. With the top of the light box exposed, water can enter the box causing an electrical fire hazard. Recommend having a licensed electrician repair to reduce damages to light. (Exterior Right)**

8.10 Exhaust Fan(s)

- Bathroom
- Kitchen

8.10.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

8.11 GFCI Devices

8.11.1 **The outlet beside the toilet in the upstairs hallway bathroom did not trip the GFCI indicating either a problem or the outlet may not be GFCI protected. Outlets within 6 feet of a water source should be GFCI protected to protect against electrical shock for safety. Recommend having a licensed and insured electrical contractor inspect the outlet and make necessary repairs. (Second Floor Guest Bathroom)**

8.12 AFCI Devices

- Bedroom(s)
- Panel(s)

8.12.1 **New electrical standards require AFCI circuits for all bedrooms. It would be a prudent upgrade to AFCI circuits and have a licensed and insured electrical contractor install AFCI breaker(s) for safety. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.**

8.13 Smoke Alarms

- Smoke/CO combination unit

8.13.1 Smoke alarm/CO detectors tested using the test manufacturer test button and operated as intended at the time of the inspection.

8.13.2 The smoke alarms were inspected and no significant deficiencies were observed.

8.13.3 Safety Tip: Suggest installing smoke detectors in the bedrooms to reduce safety concerns. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.14 Carbon Monoxide Alarms

- Smoke and Co combination unit

8.14.1 The carbon monoxide alarms were inspected and no significant deficiencies were observed.

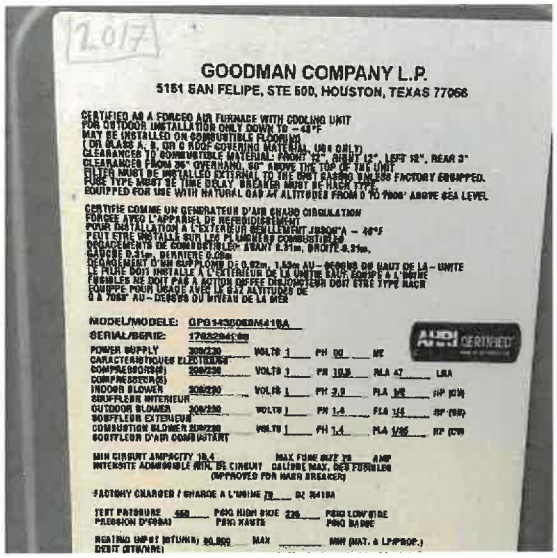
9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- Current weather is colder than 65 degrees, it is not recommended to operate the equipment at these temperatures.

9.2 HVAC General Comments

9.2.1 The average life expectancy of a forced air furnace is 20-30 years. This unit is approximately 12 years old. Recommend budgeting for repair and / or replacement as necessary.



9.2.2 The average life expectancy of a forced air furnace is 20-30 years. This unit is approximately 10 years old. Recommend annual maintenance to see the benefits of full life expectancy. **(Attic)**

9.2.3 The overflow discharge in the attic is missing a cap, debris could fall in the discharge and cause a backup. Recommend installing a cap to cover the discharge.

9.3 Energy Source(s)

- Electricity
- Natural Gas

9.4 AC / Heat Pump System(s)

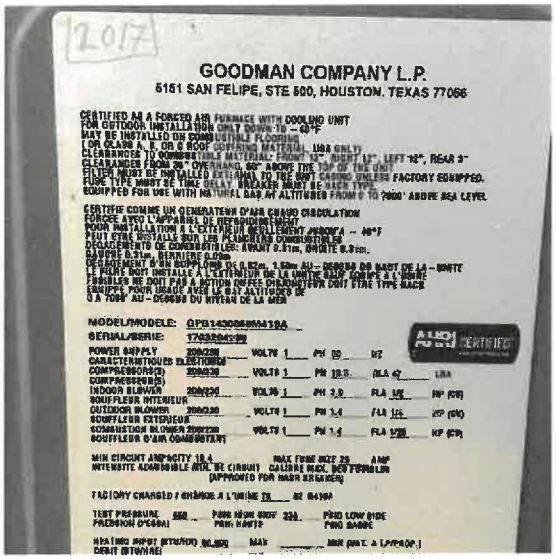
- Central Air Conditioner

9.4.1 A/C unit not tested due to low outdoor temperatures. Determine function prior to cooling season.

9.5 Forced Air Package Unit(s)

9.5.1 The forced air package unit(s) / PTAC(s) were operated for primary function and worked as intended.

9.5.2 The unit is 8 years old. The average life expectancy for this type of unit is 20 - 25 years.



9.6 Natural Gas Piping

- Black pipe

9.6.1 The natural gas piping was inspected and no significant deficiencies were observed.

10.0 PLUMBING SYSTEM

10.1 Limitations

- While the house water main was located, we were unable to determine the pipe material as it was not visible for inspection.
- Testing the tub jets is beyond the scope of this inspection. Recommend having a licensed and insured plumbing contractor test the jets and make any necessary repairs.

10.2 Water Main

- Main water shut-off valve is in the basement.

10.2.1 The water main was inspected and no significant deficiencies were observed.

10.2.2 Location of the main water shut off valve is in the basement at the front right side.

10.3 Distribution Piping

10.3.1 The visible portions of the water distribution piping was inspected.

10.4 Drain, Waste, and Vent Piping

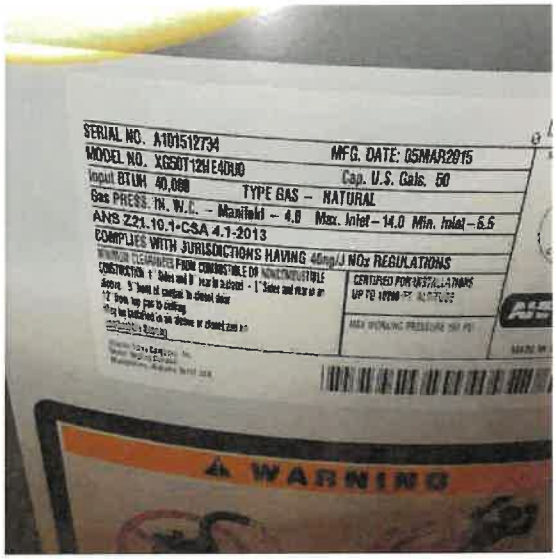
- Plastic

10.4.1 The drain, waste and vent piping was inspected and no significant deficiencies were observed.

10.5 Water Heating Equipment

- Fuel source is natural gas.
- 50 Gallon
- Attic

10.5.1 **This unit is almost 11 years old. A traditional tank-type water heater has an average life expectancy of between 8 and 12 years under normal operation. The water heater is reaching the end of its typical life expectancy. Recommend budget to replace when the unit becomes inoperable or is not cost effective to maintain/repair.**



10.6 Water Heater Venting

- Atmospheric vent

10.6.1 The water heater venting was inspected and no significant deficiencies were observed.

10.7 Hose Bib(s)

- Anti-siphon device
- Frost Free

10.7.1 The hose bibb(s) were operated and functioned as intended.

10.8 Fixtures / Faucets

10.8.1 Faucets operated.

10.9 Sink(s)

10.9.1 The sinks were operated and functioned as intended.

10.10 Toilet(s)

10.10.1 **Leak was visible at the toilet/tank connection. Any leak at the toilet can result in damages to the flooring. Recommend having a licensed plumber repair to reduce future damages.**
The tank for the bathroom toilet was loose from the toilet. This can cause stress on the water lines which can cause them to come loose. Recommend having a licensed plumber secure tank to reduce water related damages. (Second Floor Guest Bathroom)


10.11 Tub(s) / Shower(s)

Jetted

10.11.1 The tub(s) / shower(s) were operated and functioned as intended.

11.0 INTERIOR

11.1 Limitations

As per our Standards of Practice, a representative number of windows are operated and not all of them.

11.2 Interior General Comments

11.2.1 The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. At least one window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspectors does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

11.3 Floors

- Carpet
- Ceramic
- Hardwood

11.3.1 The floors were inspected and no significant deficiencies were observed.

11.4 Walls / Ceilings

11.4.1 The walls were inspected and no significant deficiencies were observed.

11.5 Windows

- Wood

11.5.1 The top sashes of several windows on the second floor would not close fully and did not function properly when inspected. Window sashes that don't close fully can allow conditioned air to escape and moisture to enter the dwelling. Recommend further evaluation and repair to obtain full use.

11.6 Doors

- Hollow core wood

11.6.1 The doors were operated and functioned as intended.

11.7 Entrance Door(s)

- Metal

11.7.1 The entrance doors were operated and functioned as intended.

11.8 Stairs / Railings / Guardrails

- Wood

11.9 Countertops / Cabinets

- Granite
- Wood

11.9.1 The countertop(s) / cabinets were inspected and no significant deficiencies were observed.

12.0 FIREPLACE(S)

12.1 Limitations

- Unable to read or locate data plate.

12.2 Fireplace General Comments

12.2.1 Recommend installing a carbon-monoxide detector in the same room as the fireplace for the safety of the occupants.

12.3 Gas Log Set(s)

12.3.1 The gas log set(s) were operated and functioned as intended. Inspection by a specialist is recommended to evalute the functionality and safety of the entire system.

13.0 APPLIANCES

13.1 Limitations

- Unable to read or find data plate.

13.2 Refrigerator

13.2.1 The refrigerator(s) were operated for primary function and worked as intended.

13.3 Ranges / Ovens / Cooktops

- Free standing range

13.3.1 The oven(s) were operated for primary function and worked as intended.

13.3.2 The range(s) were operated for primary function and worked as intended.

13.4 Dishwasher

- Built-in

13.4.1 The dishwasher(s) were operated for primary function and worked as intended.

13.5 Microwave Oven

- Under cabinet mount

13.5.1 The microwave oven(s) were operated for primary function and worked as intended.

13.6 Food Waste Disposer

13.6.1 The food waste disposer(s) were operated for primary function and worked as intended.

13.7 Clothes Washer

- Front loader

13.8 Clothes Dryer

13.8.1 **The flapper for the dryer vent was stuck in the open position at the time of the inspection. Lint buildup was visible at the vent which can be a fire hazard. Recommend cleaning dryer vent throughout duct and verifying that the flapper does open/close as intended.**

13.9 Door Bell and Chimes

13.9.1 The doorbell(s) and chimes were operated for primary function and worked as intended.

13.9.2 The doorbell is damaged. Repair or replace as required to allow for proper operation.

13.10 Other

- Chest freezer

R 0010

From: **TAR HEEL BASEMENT SYSTEMS-RALEIGH** noreply@swipesimple.com
Subject: Receipt from TAR HEEL BASEMENT SYSTEMS-RALEIGH (Transaction #10574901-8496)
Date: April 22, 2026 at 12:36 PM
To: mark.a.lawton@gmail.com

TAR HEEL BASEMENT SYSTEMS-RALEIGH

3333 Air Park Road, Fuquay-Varina, NC 27526

Repair of sidewalk

TRANSACTION #	10574901-8496
DATE	04/22/2026 12:36 PM
RESULT	APPROVED
AUTH CODE	022688
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARD	XXXX-XXXX-XXXX-2259
CARD TYPE	VISA

1 × Quick Item	$1,580.14
Subtotal	$1,580.14

TOTAL **$1,580.14**

Total $2,107

METHOD	KEY ENTERED
CVM	SIGN
MID	XXXXXXXX8708
TID	001

Receipt sent via SwipeSimple, powered by CardFlight

R0011

TRIANGLE
RECONSTRUCTION

Invoice #4232

From **Triangle Reconstruction**
(919) 924-7600
info@trianglereconstruction.com
http://trianglereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 403 Cranborne Lane
Cary, North Carolina 27519

Issued 03/19/2026

Due **03/19/2026**

Paid **03/19/2026**

Mark Lawton

403 Cranborne Lane
Cary, North Carolina 27519

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
03/19/2026				
French Drain	Work Details: Utilize a diamond tip blade to execute precise cuts in the concrete within the basement area. Install socked corrugated 4" pipe in the designated trench. Pour new concrete over the top of the trench to achieve a polished and finished appearance.	14	$95.00	$1,330.00
Sump Pump	Work detail- Installation of Catch Basin. Installation of Sump Pump.	1	$1,295.00	$1,295.00
Dedicated GFCI Circuit	Work Detail- Installation of a new dedicated, GFCI protected circuit from the panel to the equipment it will service. Base cost is $649.95 with favorable site conditions- Price can increase depending on factors affecting installation.	1	$649.95	$649.95
Miscellaneous	Project Overview: Install a discharge line on the left side of the house, extending approximately 30 to 40 feet to the creek area. A pop-up emitter will be added at the end of the discharge line for optimal drainage.	1	$275.00	$275.00
DryLok Foundation Wall	Work detail- Clean wall if any efforrence. Apply DryLock damp-proof paint on inside foundation wall.	1	$575.00	$575.00
Foundation Crack	Work detail- Seal crack in foundation with epoxy and waterproof concrete. These are the areas that were looked at during inspection. If any other work needs to be done with cracks then TRC will price accordingly.	1	$1,275.00	$1,275.00

PAID

TRIANGLE
RECONSTRUCTION

Mark Lawton

403 Cranborne Lane
Cary, North Carolina 27519

For Services Rendered

Thank you for your business. Please rate us online.

Invoice #4232

From **Triangle Reconstruction**
(919) 924-7600
info@trianglereconstruction.com
http://trianglereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 403 Cranborne Lane
Cary, North Carolina 27519

Issued 03/19/2026

Due **03/19/2026**

Paid **03/19/2026**

Subtotal	$5,399.95
Discount	– $393.95
Total	**$5,006.00**
Paid	– $5,006.00
Invoice balance	**$0.00**
Account balance	**$0.00**

PAID

B.A. McCurry ENGINEERING

403 Cranborne Ln, Cary, NC 27519

Date: **02/09/2026 12:00PM**
For: **Mark Lawton**
Inspected by: **Aaron Jacobs**
Report Number: **020926AJ2**

Payment Receipt

Thank you for your payment!

My Information

Mark Lawton
mark.a.lawton@gmail.com
(919) 505-7802

Payment Information

$850.00
Credit Card (card ending in 2259) payment on 2026-01-30 07:31:52

Fees & Transactions

Inspection	$850.00

Billing Information

403 Cranborne Lane, , Cary, North Carolina 27519

B.A. McCurry
ENGINEERING

Britt.mccurry@bamccurryengineering.com
02-13-2026
Property: 403 Cranborne Ln Cary NC 27519
Items of Concern: Foundation, Substructure, Moisture Damage, Exterior Cracking

At your request, B.A. McCurry Engineering, PLLC (BAM) performed a visual structural condition assessment of the property, and items of concern noted above.

Attached to this letter are photographs which can be used to illustrate typical conditions observed during our site visit. Our review was not exhaustive in nature and no material tests, other than probing the soil or framing members, were performed for the assessment. The scope of services is limited to visual evaluation of the structure and does not include subsurface exploration or exposing and concealed elements of the structure (unless otherwise noted). Long term maintenance of the home is vital to its structural integrity.

Observations:

We observed the property to be a two-story brick and vinyl-sided home constructed on concrete masonry unit (CMU) block foundation walls. The property's grade was observed to slope from both the front and rear elevations toward the left side of the home.

Exterior cracking was observed within the brick façade along the left side of the residence. The crack extended vertically from near grade level upward into the area transitioning to vinyl siding. The most pronounced separation was noted at the second-story elevation, measuring approximately 1/16 to 1/8 inch in width. The crack gradually reduced in width toward grade level, where it became hairline in nature.

Within the basement, efflorescence and visible moisture intrusion were present along the CMU foundation walls. Cracking was also observed within the slab-on-grade floor system. The most significant evidence of moisture was located at the front-left corner of the basement (when facing the front of the home).

In the area corresponding to the exterior brick cracking, the interior CMU basement wall did not exhibit visible cracking, displacement, or settlement-related distress. The floor joists, girder beams, and ledger connections adjacent to the areas of cracking and moisture appeared to be in good structural condition at the time of inspection.

Vertical and diagonal cracking patterns in masonry construction are typically indicative of differential settlement. Such symptoms are commonly associated with soil movement caused by expansive clay soils and fluctuating moisture conditions.

Within the attic space, localized framing beneath a window and gable vent showed signs of past water intrusion, evidenced by staining of framing members. At the time of inspection, the stained members appeared dry, structurally intact, and without decay or section loss. Additional minor staining was observed beneath other gable vents; however, no structural deficiencies were noted in these areas.

Within the garage, a moderate to severe crack was observed in the slab-on-grade floor. Differential settlement across the crack measured approximately 1/4 to 1/2 inch. The crack extended from an interior wall toward the driveway interface and continued through the driveway control joint. Interior drywall adjacent to this area showed no signs of structural distress at the time of inspection.

Recommended Repairs

Brick Cracks: There are cracks on the exterior brick. These shall be repaired at a minimum utilizing a helical stitching tie such as a Simpson StrongTie Heli-Tie. The horizontal mortar joints should be routed at a depth of 1-1/4", 20" max on each side of the crack, and the helical tie installed per manufacturer recommendations and in locations noted by a RED line. Because no corresponding cracking or settlement was observed in the interior CMU foundation wall, it is our professional opinion that the primary foundation structure remains structurally sound at this time.

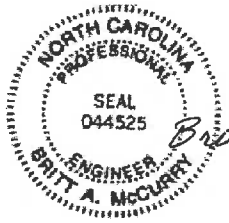
To address basement moisture concerns, we recommend installing an in-ground sump pump system in the front-left corner of the basement (when facing the front of the home). The discharge line should extend well away from the foundation to reduce hydrostatic pressure beneath the slab and along the foundation walls.

We further recommend installing extended downspouts to direct roof runoff a minimum of approximately 15 feet away from the foundation. Pop-up emitters or solid discharge piping may be utilized. Because the front grade slopes toward the structure, installation of a French drain system along the affected elevation is also recommended to intercept and redirect subsurface water away from the basement walls.

Based on our observations, the attic framing is adequate for typical residential loading conditions. No structural repairs are recommended in this area at this time.

The garage slab cracking is most likely attributable to elevated moisture content in the supporting soils, resulting in localized settlement. In conjunction with the moisture mitigation recommendations above, we recommend repairing the slab crack using epoxy or polyurethane injection after proper surface preparation (grinding and leveling) to eliminate trip hazards and limit further deterioration.

The above-listed recommendations were made in accordance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. Sequencing, and means and methods of construction are beyond the scope of this report. The contractor is to provide adequate temporary shoring prior to cutting or removing any structural load-bearing elements. All work is to conform to applicable provisions of current building standards.



Britt McCurry

02-13-2026

Britt McCurry, PE

B.A. McCurry
ENGINEERING

Reference Material

Gutter deposits next to basement

Wall with most moisture intrusion

Garage slab settlement

Garage slab crack

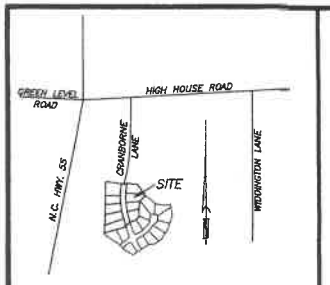
Basement slab moisture

Efflorescence in basement

Brick facade cracking

Approximate brick tie locations

BOOK 1994 PAGE 1734



VICINITY MAP NO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION. THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA OR OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHT-OF-WAY AND PARCS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE (PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO. PAGE NO.
NIGHT HOUSE PROPERTIES COMMUNITY OWNERS, INC., PARTNER
BY: Howard Faville, PRESIDENT
SIGNATURE(S) OF OWNER(S)

- [X] a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- [ ] b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- [ ] c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- [ ] d. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- [ ] e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Michael D. Goodfred — REGISTERED LAND SURVEYOR — 6-26-94 DATE

NOTE: The surveyor relied upon the City and/or County for approval of all applicable ordinances and has made an interpretation of the ordinances.

NORTH CAROLINA
WAKE COUNTY

I MICHAEL D. GOODFRED certify that this map was drawn under my supervision from an actual survey made under my supervision, deed and description recorded in Book _____, Page _____, that the ratio of precision as calculated by latitude and departures is 1/ 36,200+, that the boundaries not surveyed are shown as broken lines plotted from information found in books referenced, that this map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and seal this 22nd day of JUNE, A.D., 19 94

Michael D. Goodfred — Land Surveyor
Registration No. L-3278

SURVEYOR SEAL — NORTH CAROLINA REGISTERED SEAL L-3278 LAND SURVEYOR MICHAEL D. GOODFRED

NORTH CAROLINA
WAKE COUNTY

I MARK E. WOOD a Notary Public for said County and state do hereby certify that MICHAEL D. GOODFRED A REGISTERED LAND SURVEYOR personally appeared before me this day and witness my hand and official seal this 22nd day of JUNE, 19 94.

Mark E. Wood — Notary Public
My commission expires APRIL 8, 19 95.

NOTARY SEAL — MARK E. WOOD NOTARY PUBLIC JOHNSTON COUNTY, N.C.

NORTH CAROLINA
WAKE COUNTY

The foregoing certificate of Mark E. Wood Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 1994 Page 1734 This 27th day of October, 1994 at 11:19 A.M.

KENNETH C. WILKINS — Register of Deeds
By: Barbara Elliott — Assistant Register of Deeds

Recorded in Book of Maps 1994 Pg. 1734

Certificate of approval for recording. I certify that the plat shown hereon complies with Chapter 10, Part 2, Reservoir Watershed Protection Overlay Districts of the Unified Development Ordinance and is approved for recording in the Register of Deeds Office. NOTICE: This property is located within a public drinking water supply watershed—development restrictions may apply.

11/18, 1994
Stormwater Management Engineer

THIS PLAT NOT TO BE RECORDED AFTER 21st DAY OF 12/94
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS [X] IN [ ] OUT OF THE CITY LIMITS. YES

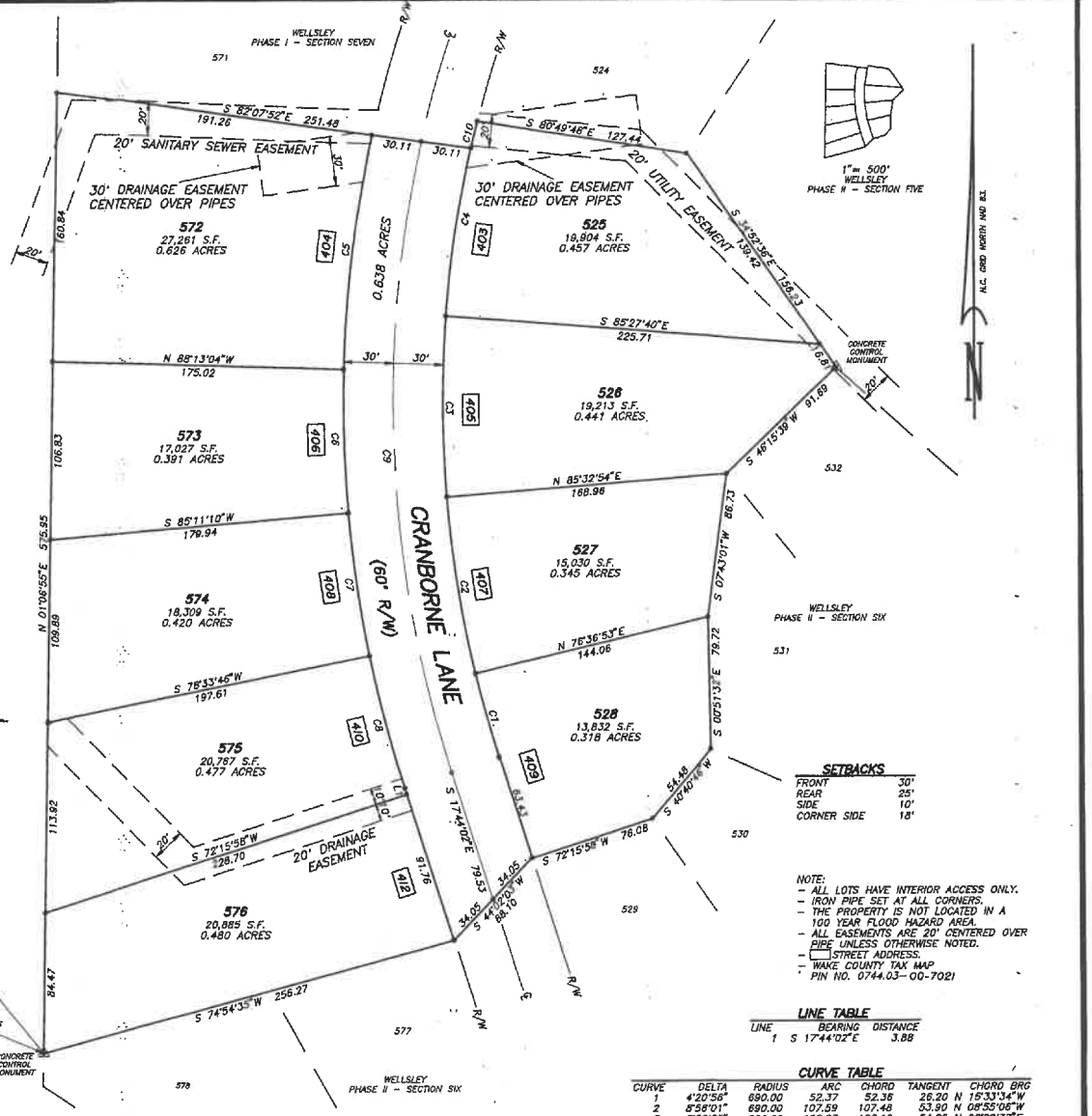
CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS. I, Sue Bouland, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF CARY APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY IT IS IN THE PUBLIC INTEREST TO DO SO.

11-22, 1994
DATE
Sue Bouland
TOWN CLERK

CERTIFICATE OF APPROVAL FOR RECORDING. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING AND ZONING BOARD AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS. 11-21, 19 94
Richard A. Fogle
DIRECTOR OF PLANNING AND DEVELOPMENT

NOTE: RAW ERROR OF CLOSURE WAS 38,200+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

50' 25' 0' 50' 100' 150'
SCALE



SETBACKS

FRONT	30'
REAR	25'
SIDE	10'
CORNER SIDE	18'

NOTE:
- ALL LOTS HAVE INTERIOR ACCESS ONLY.
- IRON PIPE SET AT ALL CORNERS.
- THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
- ALL EASEMENTS ARE 20' CENTERED OVER PIPE UNLESS OTHERWISE NOTED.
- [ ] STREET ADDRESS.
- WAKE COUNTY TAX MAP PIN NO. 0744.03-00-7021

LINE TABLE

LINE	BEARING	DISTANCE
1	S 17°44'02"E	3.88

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	4°20'56"	690.00	52.37	52.36	26.20	N 15°33'34"W
2	8°58'01"	690.00	107.59	107.48	53.90	N 08°55'06"W
3	8°59'25"	690.00	108.27	108.16	54.25	N 00°02'37"E
4	9°30'46"	690.00	118.58	118.44	59.44	N 09°27'44"E
5	10°48'03"	750.00	141.38	141.17	70.90	S 07°10'57"W
6	6°35'45"	750.00	86.34	86.29	43.22	S 01°30'57"E
7	6°37'25"	750.00	86.70	86.65	43.40	S 08°07'32"E
8	6°17'48"	750.00	82.42	82.38	41.25	S 14°35'06"E
9	30°30'50"	720.00	383.45	378.93	196.39	S 02°28'37"E
10	1°23'30"	690.00	16.76	16.76	8.38	N 13°41'24"E

3.954 ACRES (AREA IN LOTS)
0.638 ACRES (AREA IN R/W)
4.232 ACRES (TOTAL AREA)

TOWN OF CARY # SUB-48-CD-93. FILE: W-P2-5S

REVISIONS	SUBDIVISION MAP OF WELLSLEY PHASE II – SECTION FIVE	KENNETH CLOSE, INC. Land Surveying 7406-L CHAPEL HILL ROAD - RALEIGH, NC 27607 PHONE (919) 851-2344
	TOWNSHIP: CARY COUNTY: WAKE	SURVEY DATE: 6-16-94 SURVEYED BY: CB
	STATE: NORTH CAROLINA	SCALE: 1"= 50' DRAWN BY: RM
	ZONE: TAX MAP: PARCEL:	CHECKED & CLOSURE BY: MG

SOUTHERN PHOTO - GREENSBORO 801333

B.A. McCurry ENGINEERING

403 Cranborne Ln, Cary, NC 27519

Date: **02/09/2026 12:00PM**
For: **Mark Lawton**
Inspected by: **Aaron Jacobs**
Report Number: **020926AJ2**

Payment Receipt

Thank you for your payment!

My Information

Mark Lawton
mark.a.lawton@gmail.com
(919) 505-7802

Payment Information

$850.00
Credit Card (card ending in 2259) payment on 2026-01-30 07:31:52

Fees & Transactions

Inspection	$850.00

Billing Information

403 Cranborne Lane, , Cary, North Carolina 27519

R0009

Receipt

2602-2314-5960
2026-04-09

Superior Powerwashing & Home Maintenance, LLC
7704 Jenks Rd.
Apex NC 27523
superiorpowerwashingnc@yahoo.com
919-412-6448

Mark Lawton
403 Cranborne Lane
Cary NC 27519
mark.a.lawton@gmail.com
(919) 505-7802

Market ready repairs
403 Cranborne Lane, Cary, NC, 27519

Description	*Unit Price*	*Quantity*	*Total*
Power wash house	$300.00	1.00	$300.00
Clean out gutters and downspouts	$175.00	1.00	$175.00
Roof stain removal Area at far right above garage clean with low pressure	$200.00	1.00	$200.00
Power wash deck, railings and lattice No pressure wash of floor, floor to be replaced	$300.00	1.00	$300.00
Replace all floor boards and stairs Use premium boards from BMC	$6,000.00	1.00	$6,000.00
Remove and dispose of rotted bridge	$250.00	1.00	$250.00
Build a new bridge where old one was Similar style as other bridge in the yard	$1,000.00	1.00	$1,000.00
Power wash cement underneath deck	$50.00	1.00	$50.00
Carpentry work Front elevation- replace horizontal board under triple window above garage Replace center window trim at triple window above garage	$1,000.00	1.00	$1,000.00

Replace trim board left of water spigot

Right elevation- replace both sides of door jam at walk-in garage door

Replace roof line trim near end of gutter

Rear elevation- replace 4 x 4 post at bottom of steps

Replace three brick moldings at triple windows above stair staircase

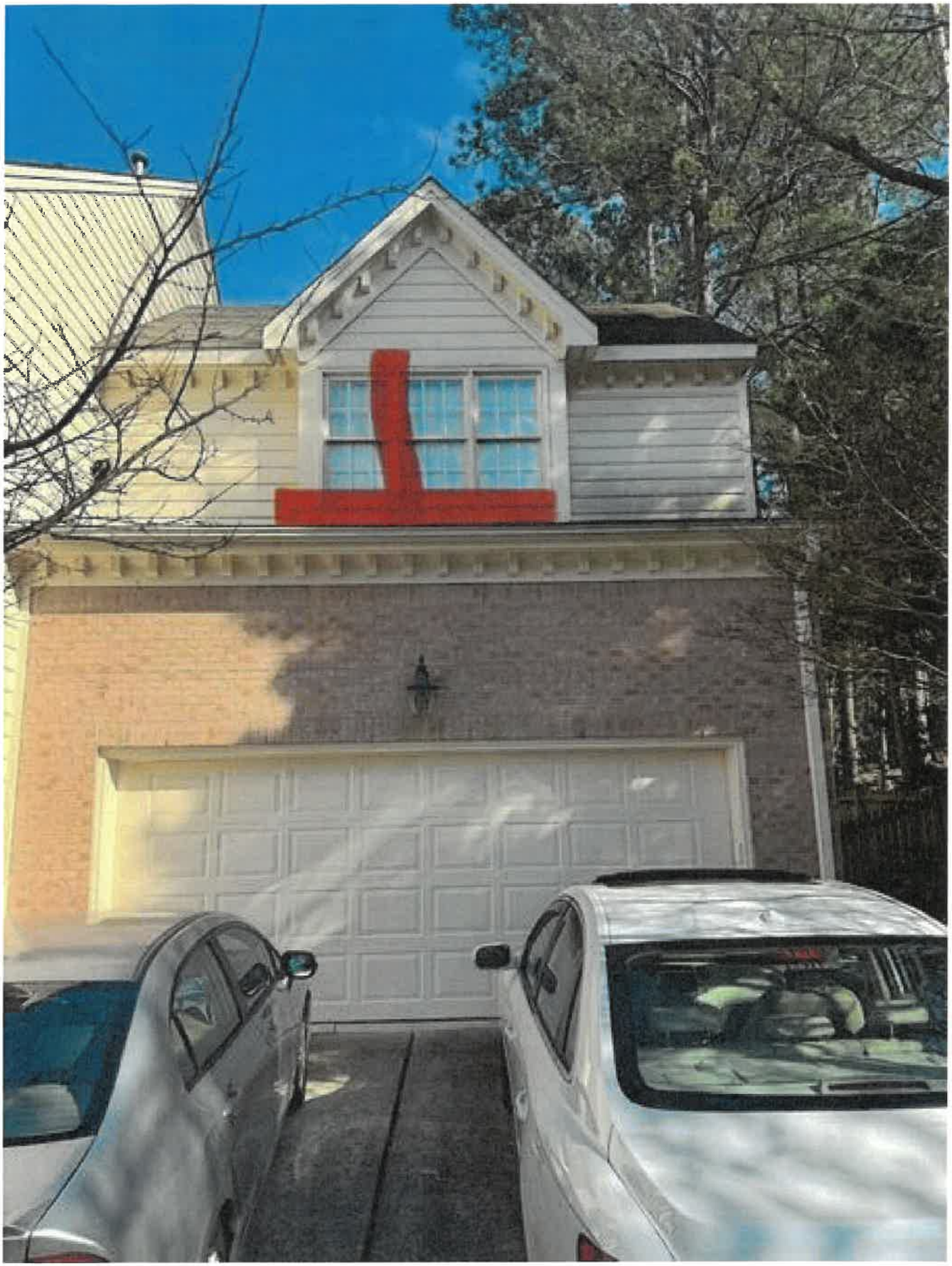
All areas to be replaced do not have blue painters tape on them, but they have a red line in pictures. These areas will be replaced with PVC trim or pressure-treated wood for the post.

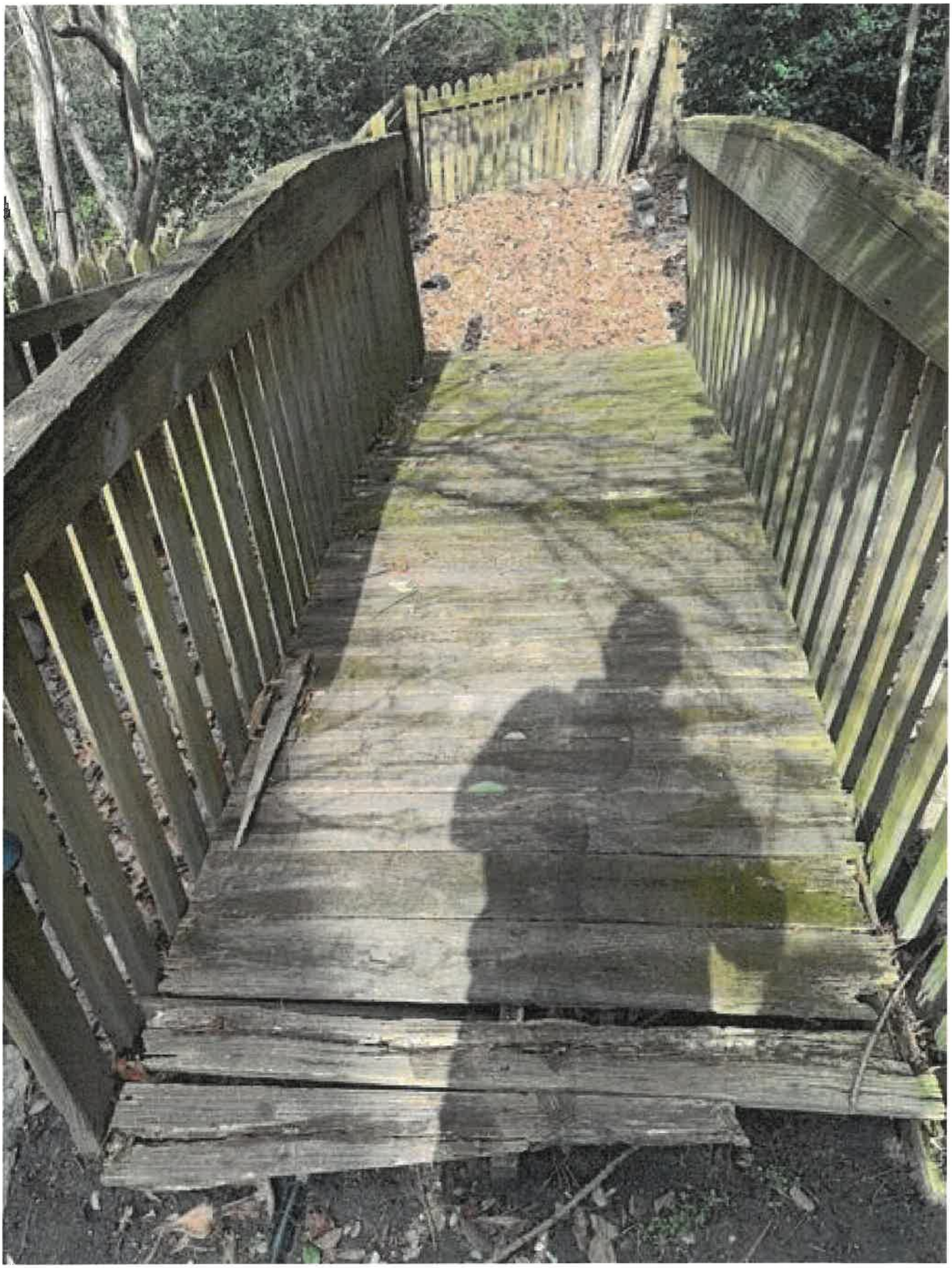
All replaced boards to be painted.

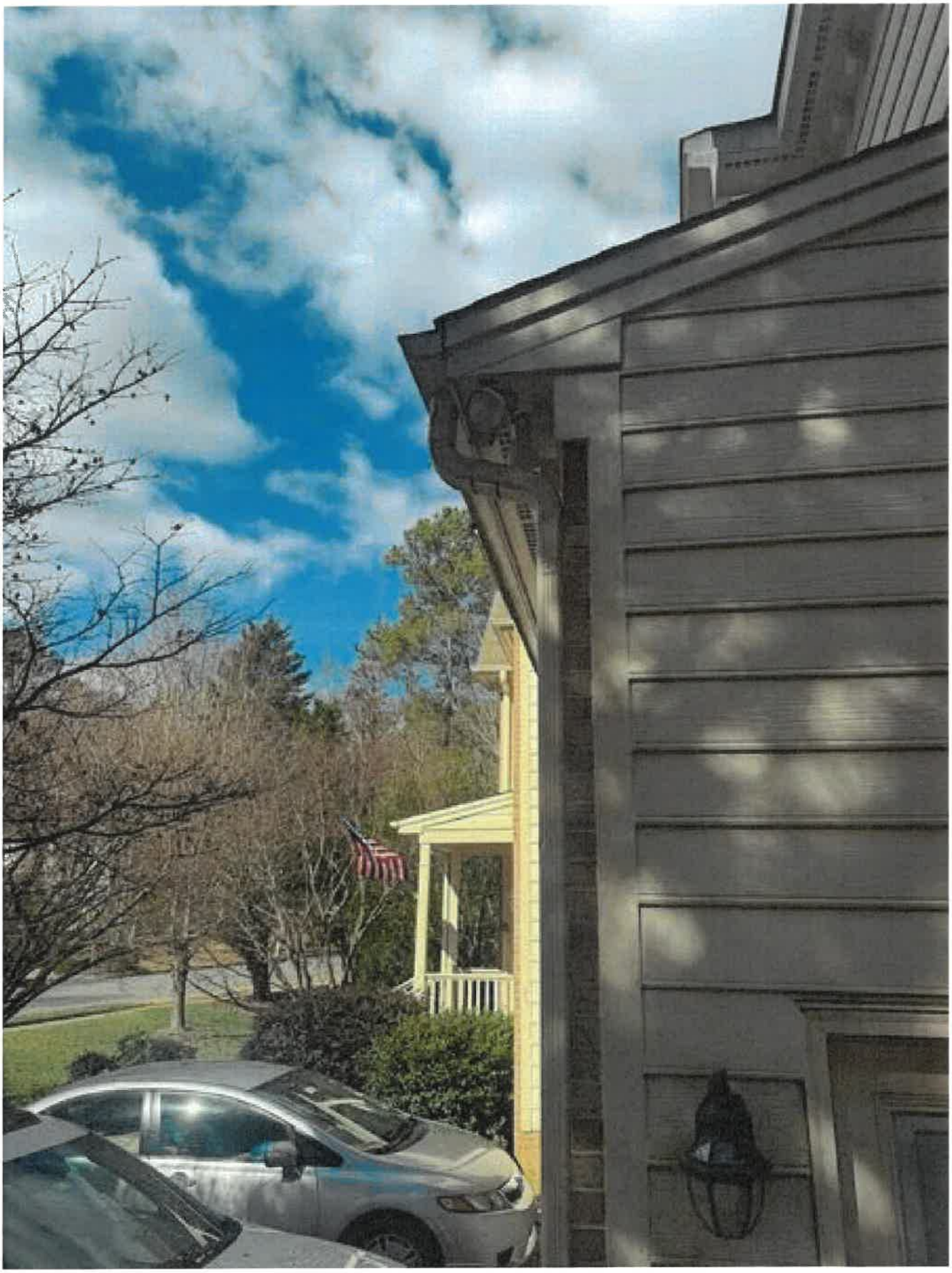
Minor roof repairs Secure loose or windblown shingles with roof tar secure any loose roof flashing	$400.00	1.00	$400.00
Paint deck railings	$1,000.00	1.00	$1,000.00
Replaced deck joists	$80.00	18.00	$1,440.00

Total	$12,115.00
Paid	$12,115.00
Due	$0.00

Thank you for your payment. We appreciate your business!







R0019

Job #1025992381

Condition Report

Service Tech Tim Mcrae	**Customer Name** Mark Lawton
Customer's Address 403 Cranborne Ln, Cary, NC 27519	**Door - Location, brand/model** Enter Unique Identifier for the operator you are inspecting -
Photo of Outside of door 	**Photo of inside of door** 
***Balance System - is this an extension system** No	**Door - Springs (not rusted, binding or broken)**
Door - Balance (Door stays up when each section is left in the track radius)	**Door - Operator Reinforcement Bracket**
Door - Strut (Top section reinforced)	**Door - Rollers (Rolling smoothly and not dragging)**
Door - Cables (No bird-caging or abrading)	**Door - Bottom Bracket (No cracking or significant rust)**
Door - Hinges (No cracking or missing/loose screws)	**Door - Vinyl weather stripping around edges of door (Not sticky or torn)**

Door - Panel Condition (No dents or cracks)	**Door - Tracks (Not bent, twisted or significantly rusted)**
Door - Bottom Weather Seal (Sealing to garage floor from corner to corner)	**Door Torsion - Drums**
Door Torsion - Center Bearing	**Door Torsion - Spring Pad Anchor (Lagged, not nailed. Wood not splitting)**
Door Torsion - Torsion Tube	**Door Torsion - End Bearing Plates**
***Operator - is there an operator** Is there an operator installed currently No	**Operator - Surge Protector Installed?** -
Tech Summary/Notes Adjustment	

R0012

TRIANGLE
RECONSTRUCTION

Invoice #4285

From **Triangle Reconstruction**
(919) 924-7600
info@trianglereconstruction.com
http://trianglereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 403 Cranborne Lane
Cary, North Carolina 27519

Issued 05/13/2026

Due **05/13/2026**

Paid **05/14/2026**

Mark Lawton

403 Cranborne Lane
Cary, North Carolina 27519

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
05/13/2026				
Concrete	**Work Detail-** **Remove damaged concrete in garage and install new concrete in garage- dowel with rebar, size and shape to match existing - approx. 2ftx23ft Tamp and compact soils and pour 5000psi concrete on fiber mesh for reinforced strength. Tamp area and trowel to smooth.**	**1**	**$3,750.00**	**$3,750.00**

PAID

Thank you for your business. Please rate us online.

Subtotal	$3,750.00
Service Fee (3.0%)	$112.50
Total	**$3,862.50**
Paid	– $3,862.50
Invoice balance	**$0.00**
Account balance	**$0.00**

R0014

WILLIAMS R. CONSTRUCTION LLC

L#33407

May 28, 2026
726 N. Main St. Unit# 505 Fuquay-Varina, NC 27526

INVOICE/RECEIPT:6086

To: Mark Lawton	For: 403 Cranborne Ln.
	Cary, NC 27519

Description	Qty.	Rate
replace outside light replace chandelier in kitchen		
put GFCI in bathroom upstairs installed ceiling fan in master bedroom		
	Total Job Cost :	**350.00(Paid in full w/ check on 5-22-26)**

Thank you for your business!

Williams R. Construction LLC

Payment Options:

Cash

Check

Venmo @reginald-williams-190

Zelle fuquay72@gmail.com or Phone# (919) 760-0694