



Inspection report for the property at
228 Kelso Ct, Cary, NC 27511

This report is prepared exclusively for **Sam Watson**
Inspected On: **05-19-2026**

Company Information

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Published Report



Inspected By:

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A handwritten signature in black ink that reads "Matthew Betts".

Matthew Betts , NC State License #4129

Summary

Summaries

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. The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern. This inspection report has been prepared for the sole and exclusive use of the listed client(s). This report is non-transferrable. No other person or entity may use or rely on this report as pursuant to a written and signed inspection agreement. The home inspector and company will not be responsible for any claims or questions related to the unauthorized use of this report.

Due Diligence

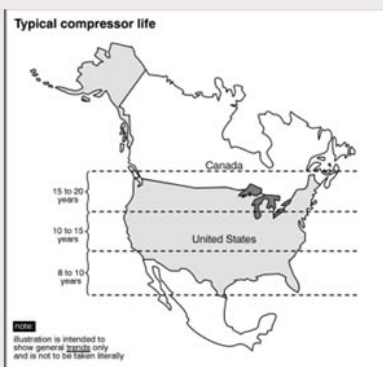
SC-2 **Structural Components - Roof Structure:** Water stains were noted in the attic underneath the chimney chase. These are likely due to the the roof design where no "cricket" is installed (see diagram). This should be corrected whenever the building is reroofed. Some sheathing may need to be replaced. This is for your information. Consult with the home owners association regarding maintenance responsibility and plans for improvements prior to putting the house on the market as questions will likely arise during subsequent inspection.





CHS-1 **Cooling and Heating Systems - Cooling System or Heat Pump:**

This air conditioning system was operating at the time of inspection, but it is **old** and should be considered unreliable. Air conditioning systems in our area have life expectancies of 10 - 15 years. This unit is beyond that time frame. Service life can depend on keeping a proper refrigerant charge and reliable return air flow as well as the amount the system has been used. Our inspection is not technically exhaustive, latent defects may exist. You should have this equipment **serviced** prior to putting the house on the market to confirm that it is in good working condition. Expect age related concerns to be raised by a buyer.



Safety Issue

E-4 **Exterior - Walkways and Patios:**

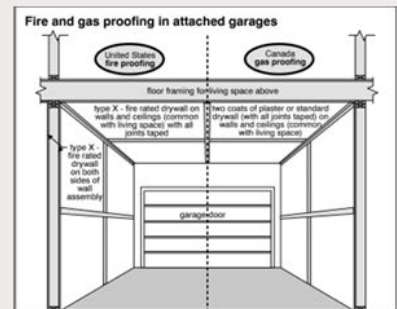
The raised edge between the front entry walkway and driveway presents a possible tripping hazard. This is a potential **safety issue** for your information. Exercise caution here, especially if aging adults or young children will occupy or visit the home. Consult with a home maintenance specialist for additional advice and improvement estimates prior to putting your home on the

market if this issue is of concern to you.



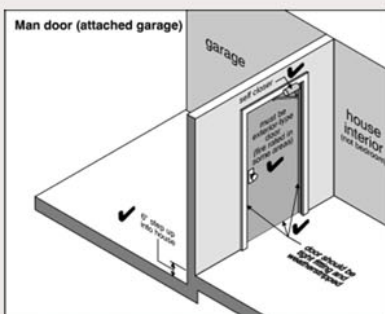
Front walkway

E-7 Exterior - Garage(s): The use of sheetrock or gypsum board is recommended to make a fire separation between the garage and the house. This will improve the safety of the house in the event of an accidental fire in the garage. It is common in older homes to have wood paneling in the garage. This would not be considered safe by modern fire standards. Consult with a licensed general contractor for additional advice and improvement estimates prior to putting your home on the market if this issue is of concern to you.



E-8 Exterior - Garage(s): The door between the house and the garage is not a listed fire resistant door and does not appear to meet the recommended minimum requirements for a door between the house and the garage. This is a fairly common condition at homes of this age. Standards are for the door to be steel or solid wood - min 1 and 3/8 inches thick or a 20-min rated door. Raised panel wood doors or doors with glass panes typically do not meet

this requirement. This should be updated for improved safety.



ES-13 Electrical System - Smoke Detectors:

Modern standards recommend smoke alarms in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the home. At the time of inspection smoke alarms were missing in the bedrooms. This is a potential **safety issue** for your information. Make improvements as necessary.



E116

I-3 Interior - Steps, Stairwells and Railings:

The stairs to the second floor are old non-conforming systems. Modern stairs have specific safety requirements regarding the size and configuration of the stair treads, risers, guardrails and handrails. Older stairs seldom meet modern safety standard and it may not be cost-effective to correct or improve. Use caution when navigating these stairs. Improvements can often be made to the handrail system to improve the safety of the stairs. Consult with a qualified general contractor about options for improvements as feasible.

Examples of observations noted during inspection include:

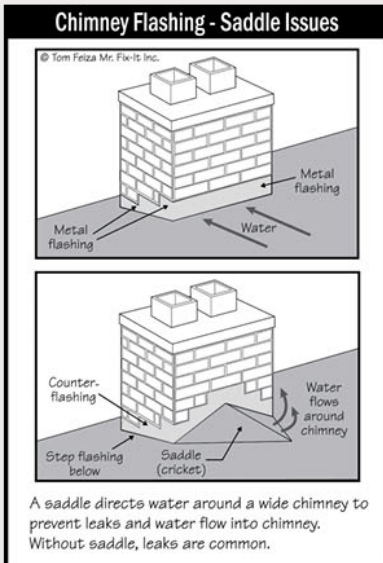
- Large openings in the guard system which exceed the maximum 4-inches recommended by today's safety standards
- Openings between stair risers exceed 4-inches. This can pose a safety hazard for small children



Home Owners Association



RFCG-1 Roof, Flashings, Chimney and Gutters - Chimneys: A cricket or saddle flashing should be installed for this chimney to divert water around the front side of the chase (see diagram). The current installation is vulnerable to leaks where the roof slope drains against the chimney. Modern standards require a cricket when the chimney is at the bottom of a roof and more than 30 inches wide. The siding is deteriorating along the roofline and some leakage evidence was noted in the attic around the chimney. A professional roofing contractor should **evaluate** this situation further prior to putting the unit on the market and provide you with recommendations and estimates for any necessary repairs or improvements. Consult your home owners association regarding maintenance responsibility and plans for improvements.



ROB3



Add a "cricket" when reroofing



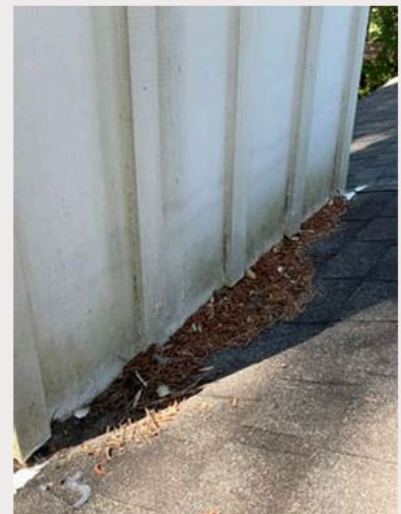
Stains - may be active



Stains - may be active



Damaged siding/trim



Debris along the roofline holds moisture



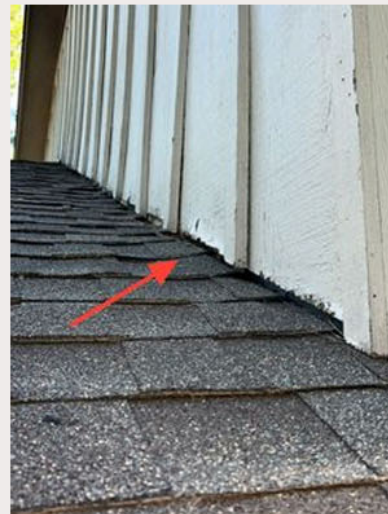
E-1 Exterior - Wall Cladding, Flashing and Trim: Localized rot repairs are needed to the exterior siding and trim at a few locations. Damage may spread to adjacent materials if not corrected. A professional home maintenance specialist should evaluate this situation further and **repair or replace** all damaged and decaying exterior wood as needed. Please note that this condition can indicate additional concealed damage that is not visible to inspection. Consult your home owners association regarding maintenance responsibility. During inspection, I noted:



Left rear corner of unit



Location



Front side of unit at the second floor sidewall where the siding is close to the shingle surfaces



Left rear corner of deck



Location



Left corner of Garage - siding/trim should not contact the ground



Location



Left side of unit



Location



Squirrel damage at rear side of house



Location



Left side of chimney chase



Location



Front side of chimney

E-2 Exterior - Eaves, Soffits and Fascia: Localized wood rot was noted at the rake and fascia trim at a few second floor locations. Damage may spread to adjacent materials if not corrected. A professional home maintenance specialist should **repair** or **replace** as necessary. Consult your home owners association regarding maintenance responsibility.



Rear side of unit



Location

Licensed General Contractor

IV-5 Insulation and Ventilation - Ventilation of Crawl Space: The foundation wall vents at this home have been sealed off and a plastic vapor barrier installed. An inexpensive "interior-use" type dehumidifier installed to condition this space is not intended

for this application. Many of these dehumidifier types have been the subject of consumer protection recalls due to **safety** concerns. An inspection of this equipment is outside the scope of a standard home inspection. I recommend that this unit be replaced with one designed to be used in a crawl space or use conditioned air from the HVAC system. A licensed general contractor who is familiar with proper procedures for closing crawl spaces should **evaluate** this installation further and provide you with recommendations and estimates for repairs prior to putting your home on the market if this is of a concern to you. Learn more about closing crawl spaces here: [Advanced Energy](#)

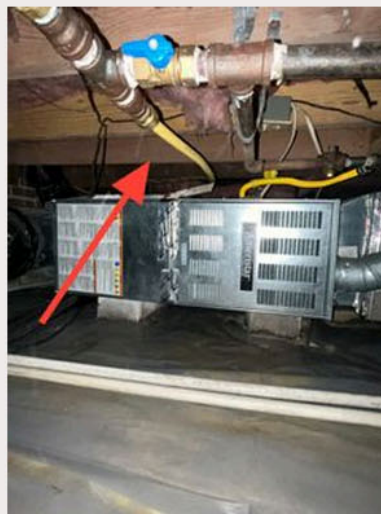


Kesnos dehumidifiers have not been recalled, however, this unit is not designed or intended for use in a crawl space.

Licensed Electrical Contractor

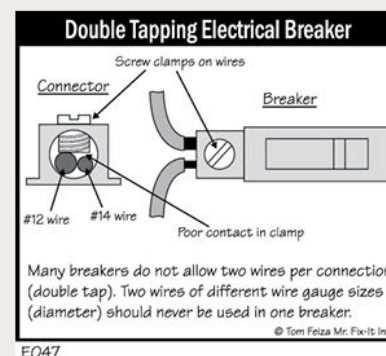
ES-1 **Electrical System - Service and Ground Equipment and Main Overcurrent**

Device: The gas (or LP) piping system at this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning-related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. This is a potential safety issue for your information. A licensed electrical contractor should **evaluate** the CSST installation further prior to the expiration of your due diligence period to ensure the presence of an electrical bonding path. Repairs may be needed.



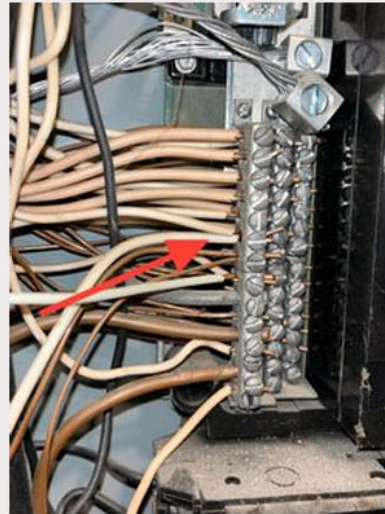
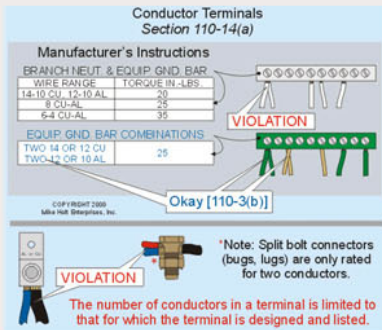
The installation of "CSST" gas piping (flexible steel pipe with a yellow cover) requires a bonding connection to the house ground

ES-2 **Electrical System - Main Electrical Distribution Panel and Overcurrent Devices/Compatibility of Voltage and Amperage:** Double taps were noted in the main panel. This is a potential safety issue for your information. The breaker lug may not equally tighten on both wires. Many circuit breaker manufacturers do not allow two conductors/breakers. Arcing and overheating can occur due to this situation increases the risk of fire. A licensed electrical contractor should **evaluate** this situation further prior to the expiration of your due diligence period and provide you with recommendations and estimates for any necessary repairs or improvements.



ES-3 **Electrical System - Main Electrical Distribution Panel and Overcurrent**

Devices/Compatibility of Voltage and Amperage: Double lugged neutrals were noted in main panel. This is a common problem at homes of this age in our area. Double lugged neutrals (1) violate the panel's UL listing which requires one neutral connector per lug and (2) may loosen over time which affects their function and increases the risk of arcing and a fire occurring. This is potential **safety issue**. A licensed electrical contractor should evaluate this panel further and **repair** necessary to ensure that safe conditions exist.



Neutrals (white wires) should have their own unique lug connection - just one per lug.

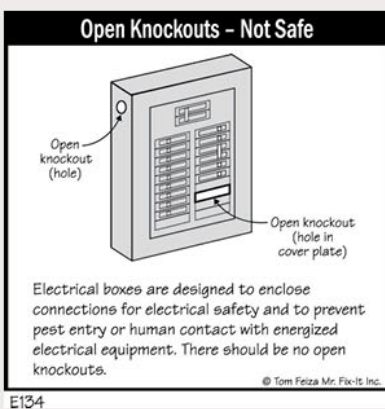
ES-4 Electrical System - Main Electrical Distribution Panel and Overcurrent Devices/Compatibility of Voltage and Amperage:

There is a different brand of breaker installed in the electric panel. Electric panels are only rated to have certain types and brands of breakers installed by the panel manufacturer. Determining proper breaker use can necessitate referring to the manufacturers listing. A licensed electrical contractor should evaluate this condition further and make simple **repairs** as necessary. Consult with the panel manufacturer for additional advice as necessary.

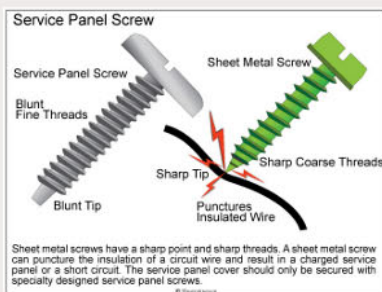


Siemens breakers should not be installed in a GE panel

ES-5 **Electrical System - Main Electrical Distribution Panel and Overcurrent Devices/Compatibility of Voltage and Amperage:** Openings were noted in the electric panel that have not been covered. This is a potential **safety issue** for your information. An injury could occur if not corrected. A licensed electrical contractor or qualified person should **repair** as necessary to ensure that safe conditions exist.



ES-6 **Electrical System - Main Electrical Distribution Panel and Overcurrent Devices/Compatibility of Voltage and Amperage:** The dead front cover is missing the screws needed to adequately secure the cover. Install missing screws as needed for improved safety and please note that screws with sharp ends are not recommended. A licensed electrical contractor or qualified person should make a simple **repair** as necessary.



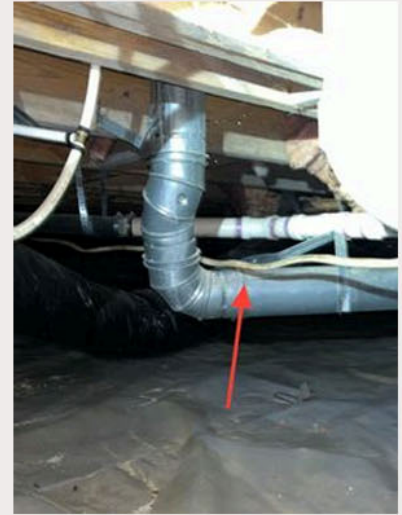
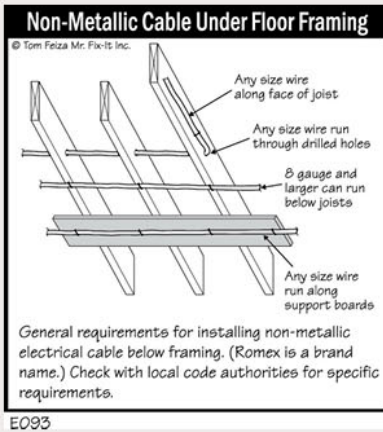
ES-7 Electrical System - Main Electrical Distribution Panel and Overcurrent Devices/Compatibility of Voltage and Amperage: Evidence of rust or corrosion was noted on circuit breaker lug connections in the main electrical panel along the left wall of the dining area. Moisture on electrical components increases the risk of damage and overheating if not corrected. A licensed electrical contractor should **evaluate** these breakers further in conjunction with other necessary repairs and provide you with recommendations and estimates for any necessary improvements.



Some corrosion was noted on the older circuit breakers

ES-8 Electrical System - Branch Circuit Conductors (wiring): The branch circuit wiring is poorly supported and requires staples or hangers for additional support and strain relief - see crawl space. This type of wiring should be supported every 4 feet and within 2 feet of junction boxes. This issue risks damage for pests such as mice if not corrected. A licensed

electrical contractor should make a **simple repair(s)** as necessary.



Should not contact the metal flue!

ES-9 **Electrical System - Polarity and Ground of Receptacles within 6 feet of Interior Plumbing Fixtures, in Garage, Carport and Exterior Walls:**

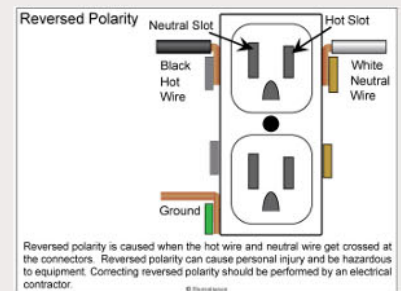
Reverse polarity was noted at one of the electric receptacles in the master bathroom by the toilet. This is when the hot and the neutral wires have been wired backward. This is a potential **safety issue** for your information. A licensed electrical contractor should **repair** as necessary to ensure that safe conditions exist.



Master bathroom



Location

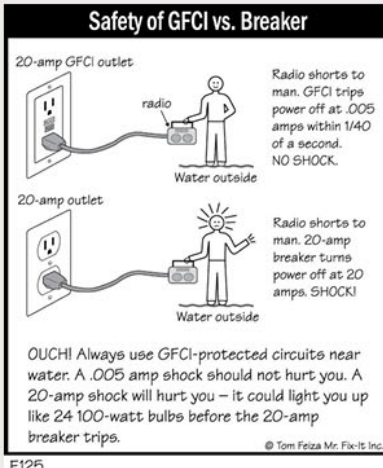


ES-10 **Electrical System - Operation of Ground Fault Circuit Interrupters**

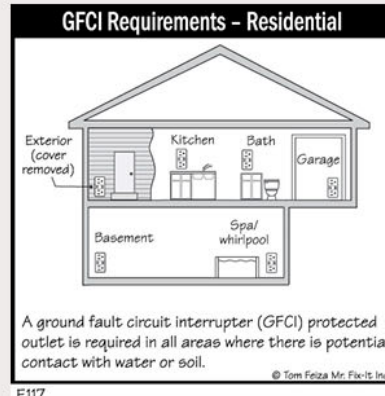
(GFCI's): GFCI (Ground Fault Circuit Interruption) protection is recommended for the electrical receptacles:

- in the garage

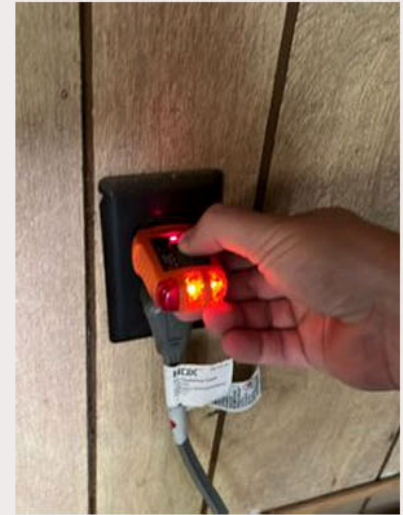
GFCI's protect against electrocution by limiting the duration of an electrical shock. This is a potential **safety issue** for your information. An injury could occur if not corrected. A licensed electrical contractor should improve as necessary to ensure that safe conditions exist..



E125



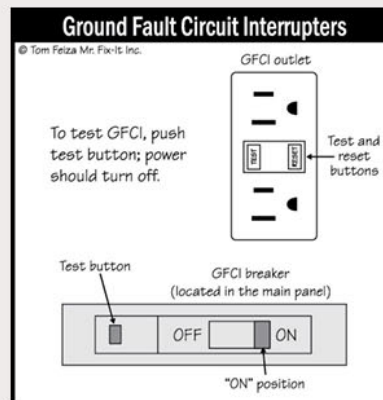
E117



Rear wall of garage



Location

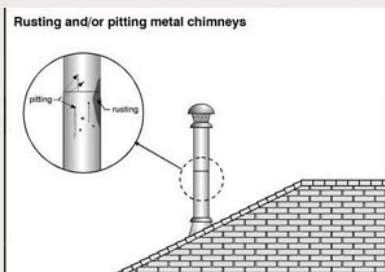


E078

Licensed Mechanical Contractor

✂ **RFCG-2 Roof, Flashings, Chimney and Gutters - Chimneys:** The furnace flue is old and corroded above the roof line. These conditions increase the risk of leakage occurring which can cause hidden damage to the flue if not corrected. This is a potential **safety issue** for

your information. See additional comments and concerns regarding this flue installation in the "Heating" section of this report. A licensed mechanical contractor Should **evaluate** this situation further before your due diligence period expires and provide you with recommendations and estimates for any necessary repairs or improvements.



This is a very old furnace flue that should be replaced



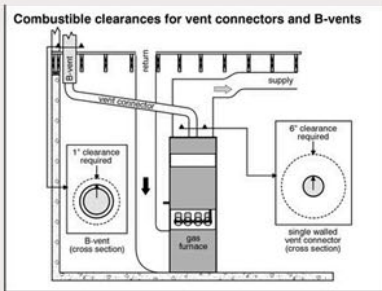
 **CHS-2**  **Cooling and Heating Systems - Heating System:** The furnace flue installation has several defects that present safety concerns:

- Insulation has been installed on the flue in the attic - this is a non-standard installation. This flue has a double wall with an air space between them, insulating the flue can cause it to overheat which can cause hidden damage to the interior lining.
- The flue is in direct contact with combustible materials (1) in the attic (a wood truss)

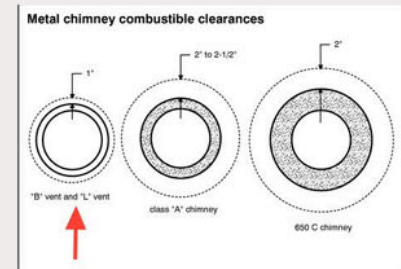
and (2) in the crawl space (ductwork).

- The vent connector on the flue is quite long in the crawl space and may not have a sufficient rise to vent properly. Some staining was noted on the outside of the vent where it passes through the subfloor. These stains imply condensation or leakage is occurring. There could be a risk of concealed damage inside the flue. See an additional comment regarding the condition of the vent above the roof.

A licensed mechanical contractor should evaluate this installation further and **repair or replace** as necessary to ensure that safe conditions exist. See an additional comment regarding the condition of this flue above the roof-line above.



The furnace flue should not be insulated

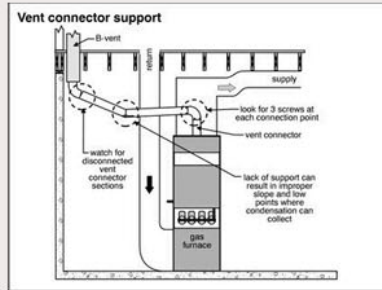
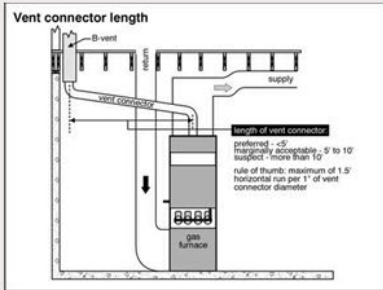


Furnace flue contacts wood truss in the side attic



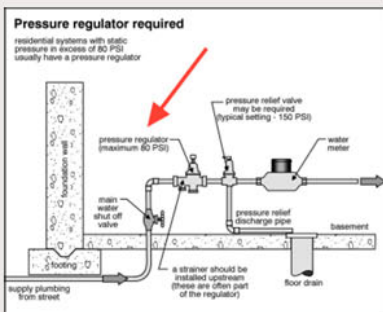
Furnace flue contacts ductwork in the crawl space





Licensed Plumber

PS-2 **Plumbing System - Water Service Supply: High water pressure noted:** When static water pressure exceeds 80-psi (pounds per square inch), a pressure reducing valve is recommended to prevent accidental damage to the supply plumbing system. No reducing valve was found during inspection and water pressure was measured in excess of 80-psi, at roughly 100 - psi. High water pressure is typically due to high pressure delivered from the water utility into the house. It can also be caused by malfunctioning water heaters, overheating the water. A licensed plumber should **repair** or **replace** as necessary prior to putting your home on the market if this is of a concern to you.

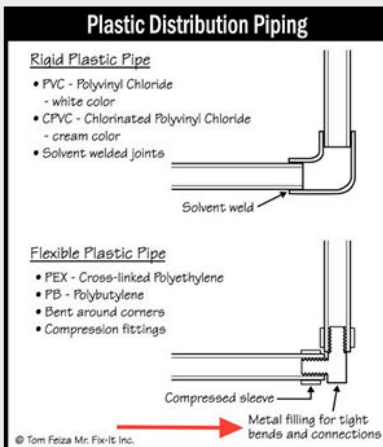


Not present at this house



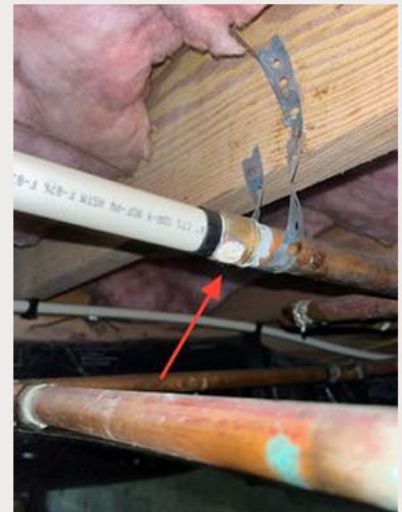
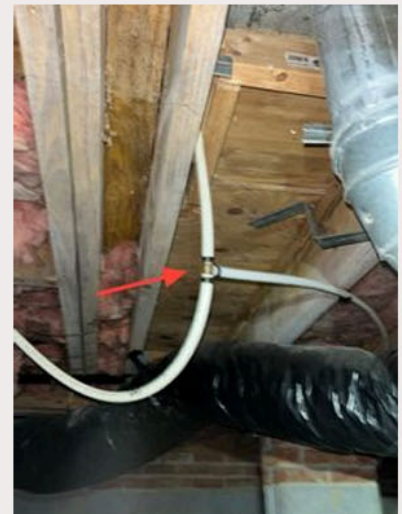
100 PSI

PS-3 Plumbing System - Distribution Pipe: Some of the supply piping installed at this home is cross-linked polyethylene (PEX) with brass fittings installed at plumbing piping joints. Some brass fittings produced between 1996 and 2010 were manufactured with increased levels of Zinc. When chemically treated or soft (low pH) water flows through these fittings, Zinc can leach out of the brass and onto surfaces (inside or out) as a white powder. This can obstruct the fittings reducing water flow and weaken their structure risking obstructions, leakage, or failure. This process is known as dezincification. Some corroded fittings were noted in the crawl space (see photos). The water should be tested the water, replace failed fittings with DZR brass or plastic types, and address the water chemistry as needed. A licensed plumber should evaluate this situation further and repair or replace as necessary.



POB7

Brass fittings are problematic at homes of this age



PS-4 Plumbing System - Fixtures:

The toilets are loose at the floor. These conditions increase the risk of leakage and damage occurring if not corrected. Repairs may involve setting the toilet on a new wax seal. Hidden