

Property Inspection Report

Report Number: 2465

For The Property Located On:

1014 Country Ridge Dr.
Raleigh, North Carolina 27609



Prepared For Exclusive Use By:

Mr. Phil Layton
1014 Country Ridge Dr., Raleigh, North Carolina 27609

Prepared By: James Stewart, NC: 3418

A handwritten signature in cursive script that reads 'J Stewart'.

Date of Inspection: Thursday, April 30, 2026

Time Started: 12:00 PM, Time Completed: 3:00 PM

This report was prepared for the exclusive use of the client named above.

This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

Report Sections / Confirmation of Inspection

Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation IN/NI LT

(A1 - 1) Main House IN

(A1 - 2) Main House: Addition IN

A2 - Structural: Columns and Piers IN/NI LT

(A2 - 1) Carport IN

(A2 - 2) Main House Single Story Section IN

A3 - Structural: Floor Structure IN/NI LT

(A3 - 1) House Addition IN

(A3 - 2) Main House Single Story Section IN

(A3 - 3) Main House Second Story Section NI LT

A4 - Structural: Wall Structure IN/NI LT

(A4 - 1) All Interior Areas NI LT

A5 - Structural: Ceiling Structure IN/NI LT

(A5 - 1) Interior: First Floor NI LT

(A5 - 2) Interior: Second Floor IN

A6 - Structural: Roof Structure IN/NI LT

(A6 - 1) Main House IN

(A6 - 2) Main House Addition NI LT

(A6 - 3) Carport NI LT

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim IN/NI LT

(B1 - 1) Main House Front IN

(B1 - 2) Main House Right IN

(B1 - 3) Addition Right IN

(B1 - 4) Addition Rear IN

(B1 - 5) Addition Left IN

(B1 - 6) Main House Rear IN

(B1 - 7) Accent Area Rear IN

B2 - Exterior: Windows and Doors IN/NI LT

(B2 - 1) Door IN

(B2 - 2) Windows IN

(B2 - 3) Windows IN

(B2 - 4) Windows IN

(B2 - 5) Door IN

B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 6) Door	IN
(B2 - 7) Window	IN
(B2 - 8) Door	IN
(B2 - 9) Door	IN
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B3 - 1) Porch	IN
(B3 - 2) Porch	IN
(B3 - 3) Stoop	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Driveway	IN
(B4 - 2) Walk	IN
(B4 - 3) Walk	IN
(B4 - 4) Patio	IN
C - Roofing	
C1 - Roofing: Coverings	IN/NI LT
(C1 - 1) Main House	IN
(C1 - 2) Addition	IN
C2 - Roofing: Drainage Systems	IN/NI LT
(C2 - 1) Main House	IN
(C2 - 2) Addition	IN
C3 - Roofing: Flashings, Skylights, and Penetrations	IN/NI LT
(C3 - 1) Main House Second Story Section	IN
(C3 - 2) Main House Second Story Section	IN
(C3 - 3) Main House Single Story Section	IN
C4 - Roofing: Chimneys and Flues	IN/NI LT
(C4 - 1) Main House Right	IN
D - Plumbing	
D1 - Plumbing: Water Distribution Systems	IN/NI LT
(D1 - 1) Crawl Space	IN
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
(D2 - 1) Crawl Space	IN
D3 - Plumbing: Water Heating Equipment	IN/NI LT
(D3 - 1) Unit #1	IN
E - Electrical	
E1 - Electrical: Main Service	IN/NI LT
(E1 - 1) Overhead	IN
E2 - Electrical: Main Panels	IN/NI LT
(E2 - 1) Main Panel #1	IN
(E2 - 2) Main Panel #2	IN
E3 - Electrical: Distribution Panels	IN/NI LT
(E3 - 1) Distribution Panel #1	IN
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI LT
(E5 - 1) Exterior	IN
(E5 - 2) Crawl Space	IN
(E5 - 3) Kitchen	IN

E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI LT
(E5 - 4) Office	IN
F - Heating	
F1 - Heating: Equipment	IN/NI LT
(F1 - 1) Heating Unit #1	NI LT
F2 - Heating: Distribution Systems	IN/NI LT
(F2 - 1) Heating Unit #1	IN
F3 - Heating: Gas Piping, Fuel Storage Systems	IN/NI LT
(F3 - 1) Exterior	IN
(F3 - 2) Exterior	IN
(F3 - 3) Crawl Space	IN
G - Cooling	
G1 - Cooling: Equipment	IN/NI LT
(G1 - 1) Cooling Unit #1	IN
G2 - Cooling: Distribution Systems	IN/NI LT
(G2 - 1) Cooling Unit #1	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) Foyer	IN
(H1 - 2) Dining Room	IN
(H1 - 3) Laundry	IN
(H1 - 4) Breakfast Area	IN
(H1 - 5) Office	IN
(H1 - 6) Formal Living	IN
(H1 - 7) Living Room	IN
(H1 - 8) Stairway	IN
(H1 - 9) Hall	IN
(H1 - 10) Bedroom: Master	IN
(H1 - 11) Bedroom #2	IN
(H1 - 12) Bedroom #3	IN
H2 - Interiors: Kitchens	IN/NI LT
(H2 - 1) Kitchen	IN
H3 - Interiors: Bathrooms	IN/NI LT
(H3 - 1) Half Bathroom #1	IN
(H3 - 2) Bathroom: Master	IN
(H3 - 3) Bathroom #3	IN
H4 - Interiors: Garages	IN/NI LT
(H4 - 1) Carport: Attached	IN
H5 - Interiors: Attic, Basement, Rooms, and Areas	IN/NI LT
(H5 - 1) Attic: Unfinished	IN
H6 - Interiors: Fireplaces and Stoves	IN/NI LT
(H6 - 1) Fireplace: Pre-Manufactured: Masonry: Masonry Exterior	IN
I - Insulation and Ventilation	
I1 - Insulation and Ventilation: Areas	IN/NI LT
(I1 - 1) Crawl Space: Main House and Addition	IN
(I1 - 2) Attic: Main House	IN

I1 - Insulation and Ventilation: Areas		IN/NI	LT
(I1 - 3) Attic: Main House Addition		IN	
(I1 - 4) Attic: Carport		IN	
J1 - Built In Appliances			
J1 - Built In Appliances: Equipment		IN/NI	LT
(J1 - 1) Dishwasher		IN	
(J1 - 2) Garbage Disposal		IN	
(J1 - 3) Range Hood: Exterior Duct		IN	
(J1 - 4) Range Top: Gas		IN	
(J1 - 5) Oven: Gas		IN	

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."

(A3 - 2) Main House Single Story Section

Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 2.1) Main House Single Story Section



The wood framing in the crawl space area was noted to have random spots of fungal growths typical of mold. The levels were thought to be typical for the age of the home. When wood framing components have surface discolorations typical of fungal growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

**See Report Note*

(A3 - 3) Main House Second Story Section

Summary - Structural: Floor Structure (Confirmation of Limitation):

Limitation(s): The client should note that the floor framing is concealed and framing components that are typically visible on a standard foundation are not accessible unless an invasive inspection is performed. It is recommended that the buyer request a complete invasive engineering inspection of the structure prior to purchase.

(A4 - 1) All Interior Areas

Summary - Structural: Wall Structure (Confirmation of Limitation):

Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A5 - 1) Interior: First Floor

Summary - Structural: Ceiling Structure (Confirmation of Limitation):

Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A6 - 2) Main House Addition

Summary - Structural: Roof Structure (Confirmation of Limitation):

Limitation(s): The attic area for the addition could not be entered, no access was located.

(A6 - 3) Carport

Summary - Structural: Roof Structure (Confirmation of Limitation):

Limitation(s): The attic area for the carport could not be entered, no access was located.

(B2 - 1) Door Location: Main House Front

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

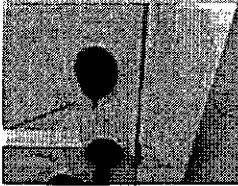
(B2 - 1.1) Door



The door frame is damaged split in the hinge area. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Repaired

(B2 - 1.2) Door



The front door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key. This lock type presents a safety concern. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home from this area. Replacement is recommended. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

NO
Action

(B2 - 1.3) Door



The door weather-stripping is damaged/missing. The weather-stripping needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Repaired

(B2 - 5) Door Location: Addition Left

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

(B2 - 5.1) Door



The side door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key. Although this door is not considered the main door for emergency egress, the lock type presents a safety concern. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home from this area. Replacement is recommended.

NO ACTION

(B2 - 5.2) Door



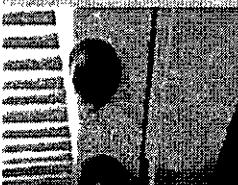
The door is damaged split/busted in the panel area. The door needs repair/replacement to ensure that the door is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Nothing wrong with Door
NO ACTION

(B2 - 6) Door Location: Main House Left

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

(B2 - 6.1) Door



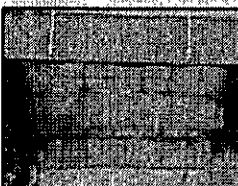
The side door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key. Although this door is not considered the main door for emergency egress, the lock type presents a safety concern. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home from this area. Replacement is recommended.

NO ACTION

(B3 - 1.1) Porch Location: Main House Front

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

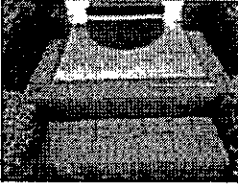
(B3 - 1.1) Porch



The masonry steps are in need of repair. The steps have rotated or moved away from the foundation. The steps should be repaired to ensure safe entry and egress for the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

Mortar Repaired

(B3 - 1.2) Porch



The perimeter bricks around the porch are loose. The loose bricks have resulted in an uneven walking surface and created an opening where water could enter the foundation area. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

Repaired

(B3 - 2) Porch Location: Main House Rear

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

(B3 - 2.1) Porch



The hand railings for the porch steps are decayed at the bottom of the posts and in need of repair or replacement to ensure safe and functional use of the porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

Repaired & Painted

(B4 - 1) Driveway Location: Main House Left

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

(B4 - 1.1) Driveway



The driveway is cracked. This 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.

NO ACTION

(B4 - 1.2) Driveway



Additional Photograph: This is a photograph of where the driveway is cracked. This 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.

NO ACTION

(B4 - 2) Walk Location: Main House Front

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

(B4 - 2.1) Walk



The sidewalk is raised, cracked, uneven along the walking surface resulting in a trip hazard. A licensed general contractor should be consulted for further evaluation and repair.

NO ACTION

(B4 - 4) *Patio Location: Main House Rear*
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 4.1) *Patio*



The patio floor pad is cracked due to the natural shrinkage that occurs when concrete cools after it heats up and expands as it cures. The pad surface was even and no evidence of differential movement was noted. A general repair person should be consulted to seal the crack to prevent water penetration.

No Action

(C3 - 3) *Main House Single Story Section, System Type: Flashing: Roof Rake*
Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):

(C3 - 3.1) *Main House Single Story Section*



The tin flashing between the utility room roof line and the brick cladding on left side of the home was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

Repaired

(C3 - 3.2) *Main House Single Story Section*

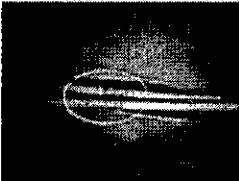


The tin flashing over the bay window and the living room area pictured was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

Repaired

(D1 - 1) *Crawl Space*
Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) *Crawl Space*

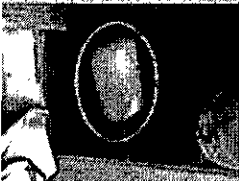


This home has a plumbing supply system that uses a small amount of polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing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

See Plumbing Report

(D3 - 1) *Unit #1 Location: Utility Room*
Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) *Unit #1*



The thermal expansion tanks are safety devices to prevent the expansion of water from hot water heating from damaging the plumbing supply lines/fixtures. The expansion tank for this home is not supported, movement of the tank could damage the plumbing lines and result in leaks. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

Repaired

(D3 - 1.2) Unit #1



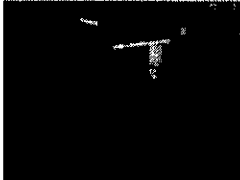
The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

NO Adjustment

(E2 - 1) Main Panel #1, Location: Utility Room

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

(E2 - 1.1) Main Panel #1



The main electrical service panel cover is missing a fastener that secures the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

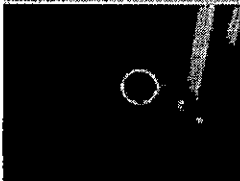
Repaired

See Electrical Report

(E2 - 2) Main Panel #2, Location: Utility Room

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

(E2 - 2.1) Main Panel #2



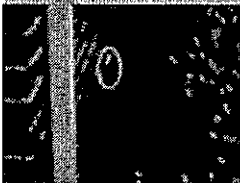
The main electrical service panel cover is installed with the wrong type of fastener at the bottom right side of the panel. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

Repaired See Electrical Report

(E5 - 1) Exterior

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

(E5 - 1.1) Exterior



The exterior receptacle at the front of this home is not covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected was not in place in the era of this home, however, is an important safety feature that should be added if exterior receptacles are to be used regularly. A licensed electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

Repaired

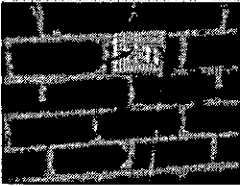
(E5 - 1.2) Exterior



The GFCI receptacle at the front right corner did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations. The receptacle needs repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system

Repaired - Switch inside home controls for outside lighting "Christmas"

(E5 - 1.3) Exterior



The exterior receptacle under the carport is not covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected was not in place in the era of this home, however, is an important safety feature that should be added if exterior receptacles are to be used regularly. A licensed electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

Not Needed see Electrical Report

(E5 - 2) Crawl Space

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

(E5 - 2.1) Crawl Space



The junction box has a missing cover plate. An exposed receptacle could result in increased shock and fire hazards. A qualified person should check the receptacle and electrical connections for any visible concern and a cover plate should be installed to ensure safe and proper operation and installation.

Repaired see electrical Report

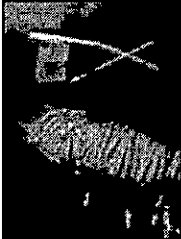
(E5 - 2.2) Crawl Space



Additional Photograph: This is a photograph of where one of the receptacle(s) has a missing cover plate. An exposed receptacle could result in increased shock and fire hazards. A qualified person should check the receptacle and electrical connections for any visible concern and a cover plate should be installed to ensure safe and proper operation and installation.

Repaired

(E5 - 2.3) Crawl Space



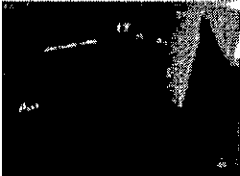
Additional Photograph: This is a photograph of where one of the receptacle(s) has a missing cover plate. An exposed receptacle could result in increased shock and fire hazards. A qualified person should check the receptacle and electrical connections for any visible concern and a cover plate should be installed to ensure safe and proper operation and installation.

*Repaired by Newcomb Heating & Air
Licensed HVAC*

(E5 - 3) Kitchen

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

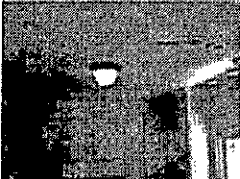
(E5 - 3.1) Kitchen



The receptacle to the right of the sink is not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

*Repair
see Report*

(E5 - 3.2) Kitchen



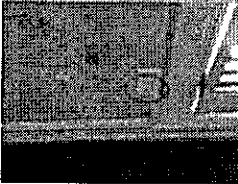
A couple of the can light fixtures are not secure. Loose installations could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

See Electrical Report

(E5 - 4) Office

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

(E5 - 4.1) Office



The receptacle on the right wall has visible damage that could indicate a short or history of arcing. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Repaired by Electrician
See report

(F1 - 1) Heating Unit #1 Location: Crawl Space

Summary - Heating: Equipment (Confirmation of Limitation):

Inspection Method and Limitation(s): Limitations: For a summer inspection, furnaces are visually inspected however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

(G1 - 1) Cooling Unit #1 Location: Exterior: Crawl Space

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

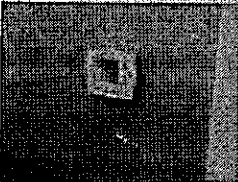
(G1 - 1.1) Cooling Unit #1



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is damaged. 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.

Repaired by HVAC Contractor

(G1 - 1.2) Cooling Unit #1



The thermostat for the HVAC system for the upstairs was not operating properly. A licensed HVAC contractor should be consulted to review the thermostat and related components and repair/replace and need to ensure proper operation of the HVAC system.

Repair see HVAC
Contractor report

(G2 - 1) Cooling Unit #1 Access: Crawl Space

Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1



The duct system located in the crawl space is in need of repair to ensure proper air flow and conditioning of the interior areas. A couple of the branches had torn vapor barriers, allowing air to leak under the home. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

Repaired by HVAC Contractor

(G2 - 1.2) Cooling Unit #1

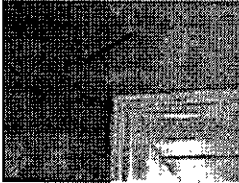


Additional Photograph: This is a photograph of a duct in the crawl space that had a ripped vapor barrier. The concern is air leaking into the crawl space. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

Repaired by HVAC
Contractor

(H1 - 1) Foyer
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Foyer



The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

Crack repair very minor

(H1 - 8) Stairway
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Stairway



The handrailing at the bottom of the stairway is loose. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

Repaired

(H1 - 8.2) Stairway

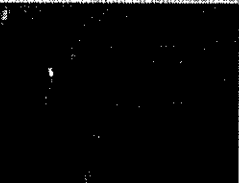


Additional Photograph: This is a photograph of where the hand railings at the top of the stairway are loose. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

Repaired

(H2 - 1) Kitchen
Summary - Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen



The ceiling is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair to ensure that the ceiling is secure.

Painted

(H3 - 1) Half Bathroom #1
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

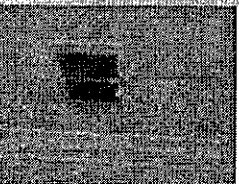
(H3 - 1.1) Half Bathroom #1



The 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.

*Rebuilt toilet
see Plumber report*

(H3 - 1.2) Half Bathroom #1



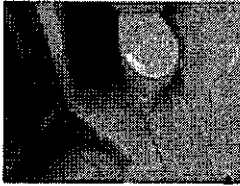
The ventilation fan vibrates and was loud when turned on. The fan needs repair/replacement. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

NO ACTION

(H3 - 2) Bathroom: Master

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

(H3 - 2.1) Bathroom: Master



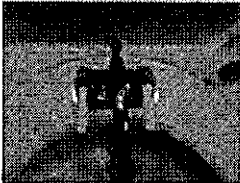
The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

Primary Bath replaced ALL
Fixtures

(H3 - 3) Bathroom #3

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

(H3 - 3.1) Bathroom #3



The stopper for the sink did not function as intended. A general repair specialist or licensed plumbing contractor should be consulted for evaluation and repair.

See above

(H3 - 3.2) Bathroom #3



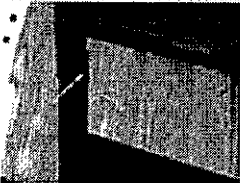
Stains on the ceiling were noted. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist is recommended.

most likely every old stain
Painted

(H5 - 1) Attic: Unfinished

Summary - Interiors: Attic, Basement, Rooms, and Areas (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished



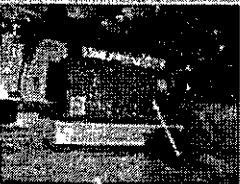
The attic ladder was found to be missing some nuts to hold the screws in place. The ladder needs repair to prevent a safety or fall hazard. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

NO ACTION

(I1 - 1) Crawl Space: Main House and Addition

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Crawl Space: Main House and Addition



This home has a mechanically ventilated closed crawl space/attic that uses dehumidification equipment/fans for moisture control. At the time of the inspection the temperature and humidity levels indicated that the system was functioning properly, however, this may change as the new owners vary the use of the HVAC systems. This is an engineered system that requires seasonal maintenance. The seller should be asked for disclosure related to the maintenance schedule and history. A seasonal inspection of the crawl space should be requested until it is established that the system is stable under the new living conditions. As with all crawl space areas annual inspections should be part of the maintenance and care plan for the home.

See Crawl Space
Contractor report