



NEW LEAF HOME INSPECTIONS

336.262.0778

Blaine@newleafinspections.com

<https://www.newleafinspections.com>



HOME INSPECTION REPORT

262 Bally Shannon Way
Apex, NC 27539

Sean Fitzgerald

MAY 8, 2026



Inspector

Artie Hohenberger

HIL #4372 OWL #140581

919.606.3040

artie@newleafinspections.com

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Thank you for trusting us with your inspection.

*We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment on the condition of the property and its components and to alert you to any significant defects or adverse conditions. Please read this report in its entirety! **BLUE** items are typically more common defects. **ORANGE** items are typically more significant and require more immediate attention.*

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1: INFORMATION

Information

Age Of Building - This is Approximate and in Years
19 Years

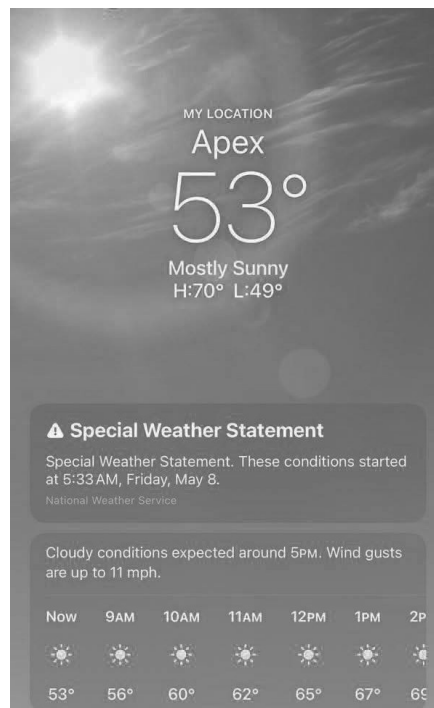
In Attendance
Inspector, Home Owner, Client

Stories
3

Occupancy
Furnished, Occupied

Temperature (approximate)
61 Fahrenheit (F)

Type of Building
Attached, Condominium / Townhouse



Weather Conditions
Clear

Ground / Soil Condition
Damp

Recently Painted
Repairs & touch ups in areas

This home appears to have been recently painted in some areas. Please note this can hide leaks, cracks, mold growth, and countless other conditions that may not be detected during a typical home inspection.

Exterior Photos

Exterior photos of home



Limitations

Info

OCCUPIED

FURNITURE THROUGHOUT

At the time of inspection, the garage and/or home was furnished and had personal belongings throughout. This limits visibility in multiple areas for the home inspector. Some defects of the home may not be visible and/or inaccessible.

Info

AREAS NOT VISIBLE OR ACCESSED

PERSONAL BELONGINGS THROUGHOUT

Some areas of the home were not visible or not operated during the time of inspection. This can limit a full visual inspection of the areas affected. Recommend consulting with seller as to condition of obstructed areas if possible. Re-Inspections of these areas can be scheduled instantly at www.newleafinspections.com. Select re-inspection under the services area.

2: ROOF

Information

Coverings: Inspection Method
Visual from surface, Drone Flight

Coverings: Material
Asphalt

Roof Drainage Systems:Gutter Material
Aluminum

Coverings: Roof Photos

Photos of the roof and or property will be included below this section for reference. Items to be addressed (if any) will be notated separately within the report.

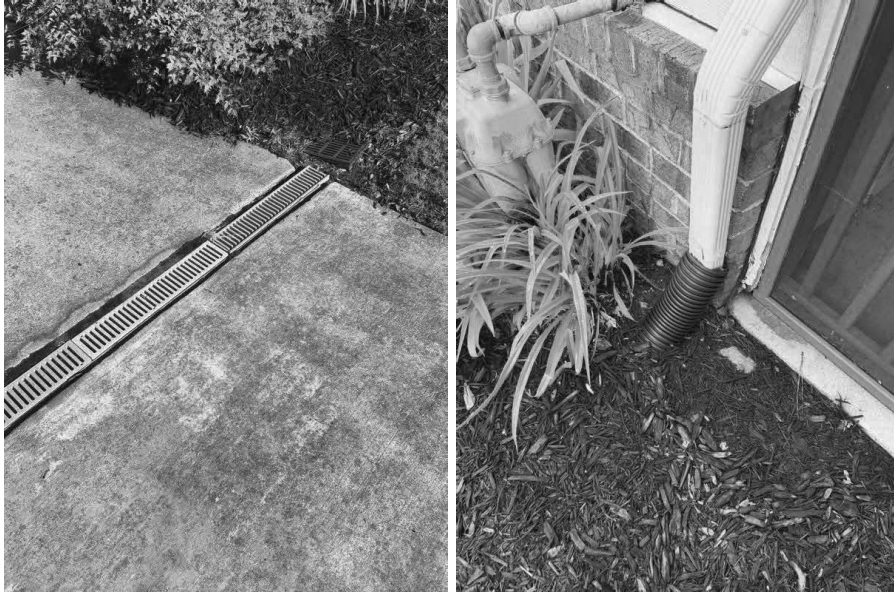


Limitations

Roof Drainage Systems

UNDERGROUND DRAINAGE

It is difficult to determine the adequacy and flow of underground drainage during a typical home inspection. Recommend monitoring and adjusting drainage if water accumulation is observed. Request homeowner disclosure on routing of underground drainage if applicable.



3: EXTERIOR

Information

Overhead Doors: Safety Features

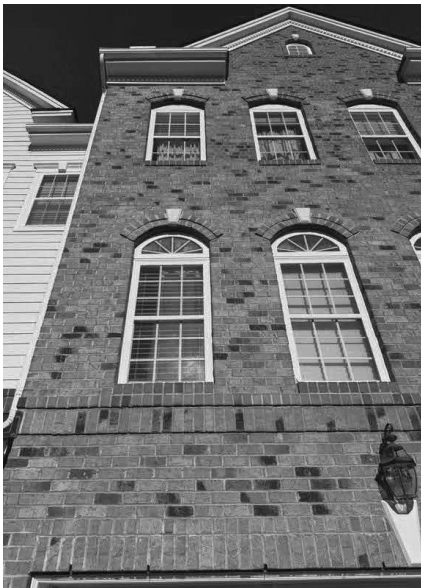
Safety Reverse Operational, Photo
Lenses Operational



Safety features tested

Siding: Siding Material

Brick, Fiber Cement



Brick siding



Fiber cement siding

Walkways, Patios & Driveways: Driveway Material

Concrete



Limitations

Decks, Balconies, Porches & Steps

LIMITED VISIBILITY

PERSONAL BELONGINGS AND FURNITURE

Viewing the deck/patio was limited in some way. This can hide defects of the decking/patio area. We recommend access / visibility of the decking/patio area is gained for a complete evaluation.

Comments

3.1.1 Siding

SEALANT MISSING

One or more areas of the exterior is missing caulk or sealant has deteriorated. This can allow moisture or pests to enter the structure and may damage surrounding components. Recommend a siding contractor evaluate entire exterior (trim, soffits, fascia, windows, doors, etc.) and repair / replace as needed.





Garage door surround trim



Front door surround trim



Front porch area



Rear deck corner trim



Rear deck corner trim

3.1.2 Siding

DAMAGE



A component of the exterior was damaged. Anywhere water is able to come in contact with the sheathing of the home, accelerated deterioration is possible. Recommend evaluation of all exterior siding and possible repairs or remedies to prevent further damage by a qualified contractor.



Rear patio area trim corner



Rear left exterior corner



Rear patio patio corner trim



Front porch roof

3.1.3 Siding

LINTEL



The lintel (metal support) above an exterior opening is showing signs of aging. Rusting of the lintel can lead to weakening support. Recommend qualified contractor further evaluate and repair / paint as necessary.



Front exterior



Front exterior window lintels



Garage door lintel

3.1.4 Siding

CRACKING

[Summary](#)

Siding showed cracking in one or more places. This could allow moisture intrusion in some scenarios or indicate settlement. Recommend monitoring for further movement and contacting a qualified contractor to seal areas or a structural engineer for further evaluation if so desired.



Front exterior



Front exterior



Front exterior



Front exterior

3.2.1 Walkways, Patios & Driveways



Common Defects

SLAB CRACKS

There were cracks or settlement areas in the poured slab. These cracks are common and normally are only an aesthetic concern. In some scenarios, this may pose a tripping hazard. It is important to prevent water from entering the crevices, as with freezing this contributes to expansion. We recommend repair/sealing by qualified professional, monitoring these areas for further movement, and consulting a qualified contractor for a second opinion if so desired.



Garage slab



Garage slab

3.2.2 Walkways, Patios & Driveways

CRACKS / SETTLEMENT



Summary

There was cracks / settlement in areas of the poured driveway or walkway slab. This can prevent proper drainage, or indicate other underlying issues such as tree roots, incorrect soil compacting, ect. This is fairly common in older structures. A qualified contractor should be consulted for possible repairs, keeping crevices sealed and keeping moisture out is important.



Driveway



Driveway



Rear patio pavers. Settlement noted

3.2.3 Walkways, Patios & Driveways

REPAIRS



There have been repairs made. This can indicate a current or past problem with the area, or may not perform as intended aesthetically. Recommend inquiring with seller as to nature of repairs, and if needed a qualified contractor for further evaluation, replacement.



Garage slab



Garage slab



Garage slab

3.3.1 Overhead Doors

**TRIM**

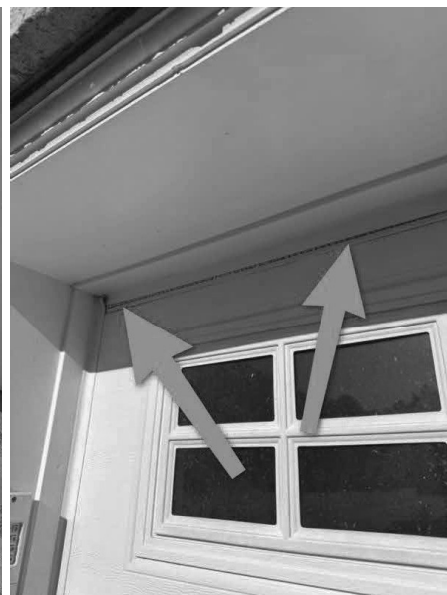
The overhead door trim or weather stripping is incorrect in some way. This can contribute to moisture intrusion, or impede proper operation. Recommend repair or replacement by qualified personnel.



Garage door trim



Garage door trim



Garage door surround trim

3.3.2 Overhead Doors

**DAYLIGHT**

There was daylight visible at one or more areas around the garage door. This can contribute to insect and moisture intrusion. We recommend a qualified contractor evaluate and make appropriate adjustments if needed.



3.3.3 Overhead Doors

**LOOSE COMPONENT**

A component of the overhead door was loose. This can worsen over time and not perform as intended either functionally or aesthetically. Recommend qualified contractor further evaluate and repair or replace as needed.



Garage door drive chain had excessive slack and movement

3.4.1 Decks, Balconies, Porches & Steps

**DAMAGED / SPLITTING**

A component appears to be damaged or splitting. This can sometimes pose a safety concern, compromise the integrity of the system, or not perform as intended aesthetically. Recommend further evaluation and recommendations by a licensed contractor if so desired.



2nd floor deck tile, damaged/missing

2nd floor deck tile. Damaged/missing

3.5.1 Vegetation, Grading, Drainage & Retaining Walls



Common Defects

VEGETATION

Vegetation was touching the structure or overhanging in a way that could damage components during inclement weather. This can cause damage to siding or roofing material and could allow water intrusion with subsequent structural damage. This also limits visibility for the inspector. We recommend all vegetation is cleared from structure, or monitored closely.



3.6.1 Windows



Common Defects

SEALANT

Sealant was missing around windows. This can allow moisture intrusion and sometimes damage surrounding components. Recommend contractor further evaluate and repair as necessary.



Multiple windows at front exterior



Multiple window perimeters at front exterior



Multiple windows at front exterior

3.6.2 Windows

SCREEN

NO WINDOW SCREENS INSTALLED

Although not included in the scope of a typical home inspection, one or more screens / storm windows were damaged or not installed. This can allow wildlife entry, or not perform as intended aesthetically. Recommend qualified professional replace as needed.



Common Defects