



Inspection Report

04.23.26

520 Findhorn Lane
Wake Forest, NC 27587



Your Inspector
Jim Delaney
Lic# 5789

Client(s)
Lauren Dustman & Adam Dustman

Realtor
Jay Walden
919-444-1540



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THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. 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 FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Structural

1. **Needs Repair: Structural - Wood Rot and Water Damage at Deck Attachment -**

Significant staining and deterioration were observed at the rear of the home in the area beneath the door and along the deck attachment. Evidence of prior repair attempts was noted; however, these repairs appear insufficient to address the underlying issue. The deck band/ledger is not properly flashed, allowing water to infiltrate into the wooden components of the foundation wall, resulting in wood rot and widespread moisture-related damage. If left unaddressed, this condition can continue to compromise the integrity of the structure and lead to further deterioration. Recommend comprehensive evaluation and repair by a qualified contractor, including correction of the flashing and replacement of all damaged materials.



See Additional Photos on Page #14

Exterior

2. Needs Repair: Exterior - Damaged and Loose Siding with Failed Sealant -

Fiber cement siding on the right elevation exterior shows multiple deficiencies, including loose panels and deteriorated caulking with visible cracking and separation. Although the home appears to have been recently painted, the underlying siding and sealant conditions indicate ongoing movement or improper adhesion in these areas. Compromised siding and failed sealant joints can allow moisture intrusion behind the cladding, which may lead to damage of underlying materials over time. Recommend evaluation and repair of the affected siding and sealant by a qualified exterior contractor to restore proper weather resistance and durability.

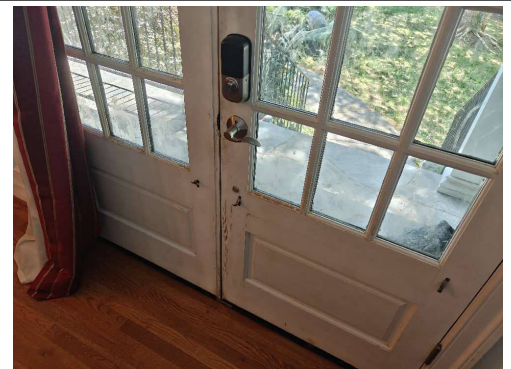


See Additional Photos on Page #16

Exterior

3. Information/Observation: Exterior - Cosmetic Damage at Entry Door -

The front entry door shows cosmetic damage on the interior-facing surface consistent with pet activity, including scratching and surface wear. The condition appears superficial and does not impact the overall function or operation of the door at this time. While primarily cosmetic, continued wear may further affect the appearance if left unaddressed. Recommend repair and refinishing by a qualified contractor as desired to improve appearance.



See Additional Photos on Page #16

Exterior

4. A. Needs Repair: Exterior - Door Compromised by Pet Door Installation -

The rear exterior door has been modified with a large pet door opening. This type of modification can weaken the structural integrity of the door and reduce its ability to properly seal against the elements. If left unaddressed, this condition may allow air, moisture, and pests to enter and can impact overall energy efficiency and security. Recommend evaluation and repair or replacement of the door by a qualified contractor to restore proper function and durability.

B. Needs Repair: Exterior - Damaged Door Frame and Weatherstripping -

Damage was observed at the rear door frame and weatherstripping consistent with repeated pet activity. The deterioration of these components can prevent the door from sealing properly, allowing air and moisture infiltration and contributing to energy loss over time. Continued wear may further degrade the door assembly if not addressed. Recommend repair of the damaged components by a qualified contractor to restore proper sealing and function.

C. Needs Repair: Exterior - Deteriorated Door Threshold -

The wood threshold at the rear exterior door shows signs of deterioration due to weather exposure and lack of maintenance. Damaged threshold materials can allow water intrusion beneath the door, potentially leading to rot and damage to adjacent flooring or framing. Recommend repair or replacement of the threshold by a qualified contractor to help prevent moisture intrusion and restore proper condition.



See Additional Photos on Page #17

Exterior

5. Needs Repair: Exterior - Broken Window -

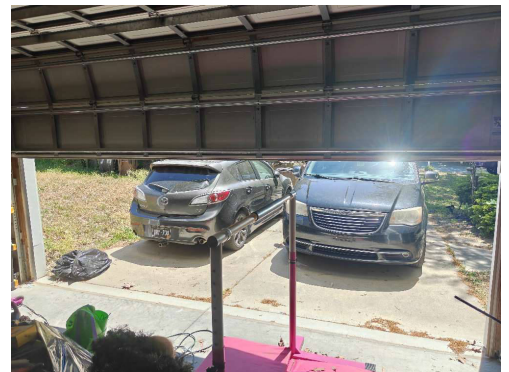
A window at the garage on the right side of the home is broken. Damaged glazing can allow water intrusion, air infiltration, and pest entry, and also presents a safety concern due to sharp edges or compromised glass integrity. Recommend replacement of the damaged window by a qualified contractor to restore proper protection and function.



Exterior

6. Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed

The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



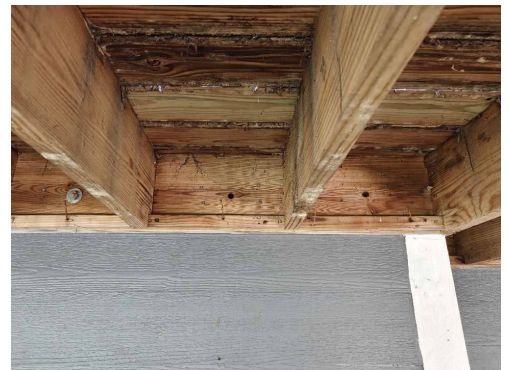
Exterior

7. A. Needs Repair: Exterior - Missing Fasteners at Deck Ledger Attachment -

The deck ledger board at the rear of the home has drilled holes where lag bolts or structural fasteners were intended but not installed. Missing fasteners can reduce the strength of the connection between the deck and the home, which may compromise the structural stability of the deck over time. If left unaddressed, this condition can increase the risk of deck movement or failure under load. Recommend evaluation and installation of proper fasteners by a qualified contractor to ensure a secure and properly supported attachment.

B. Needs Repair: Exterior - Missing Flashing at Deck Ledger -

Flashing was not observed at the deck ledger board where it attaches to the home. Proper flashing is critical to prevent water intrusion between the deck and the structure. Without flashing, moisture can enter and remain trapped against the building materials, potentially leading to rot, deterioration, and concealed damage over time. Recommend installation of appropriate flashing by a qualified contractor to help protect the structure from moisture intrusion.

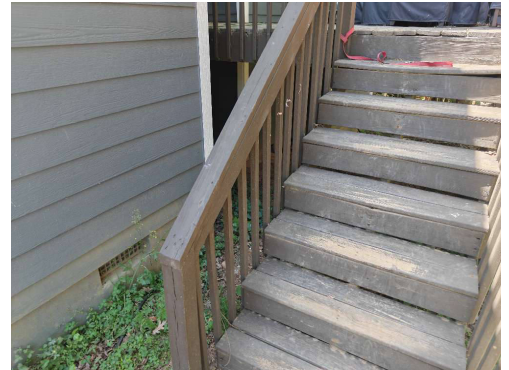


See Additional Photos on Page #18

Exterior

8. Needs Repair: Exterior - Deteriorated Deck Railings -

The deck railing system at the rear of the home shows signs of long-term weathering and lack of routine maintenance, with components appearing worn from prolonged exposure to sunlight and the elements. The railings were observed to be loose, which reduces the effectiveness of the guard system. If left unaddressed, this condition can pose a fall hazard and may continue to worsen as materials deteriorate. Recommend evaluation and repair or replacement of the affected railing components by a qualified contractor to restore safety and stability.



See Additional Photos on Page #19

Exterior

9. Needs Repair: Exterior - Deterioration at Fascia Below Upper Gutter Discharge -

At the rear of the home above the deck, a short upper gutter discharges onto the lower roof near the fascia. Evidence suggests water is bypassing the lower gutter in this area, resulting in moisture exposure and deterioration of the fascia. Rotting fascia can worsen over time and may allow water intrusion into adjacent structural components if not addressed. Recommend evaluation and repair of the affected fascia, along with correction of the gutter discharge configuration, by a qualified contractor to ensure proper water management and prevent further damage.

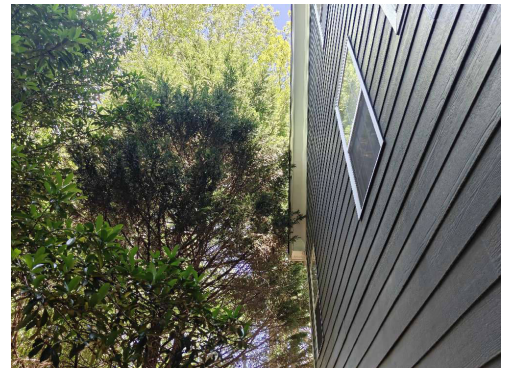


See Additional Photos on Page #20

Exterior

10. Needs Repair: Exterior - Tree Branches Contacting Structure -

Tree branches were observed in contact with the exterior of the home. Direct contact can lead to damage to siding and other exterior components, contribute to moisture retention, and provide a pathway for pests. If left unaddressed, ongoing contact may result in accelerated wear and potential deterioration of exterior materials. Recommend trimming the trees back by a qualified landscaping professional to maintain proper clearance from the structure.



See Additional Photos on Page #21

Exterior

11. Needs Repair: Exterior - Deteriorated Deck Boards -

The deck boards at the rear of the home show significant deterioration consistent with long-term weather exposure and lack of routine maintenance. Observed conditions include wood rot, holes, and lifting or warped boards. Deteriorated decking can reduce structural reliability and create safety concerns, including a tripping hazard and potential for board failure under load. Recommend comprehensive evaluation and repair or replacement of the affected deck boards by a qualified contractor, along with proper sealing or finishing to protect the deck going forward.

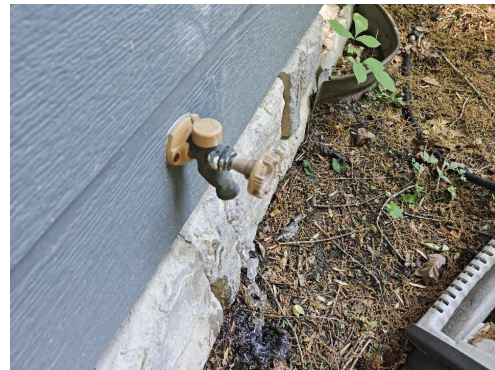


See Additional Photos on Page #21

Plumbing

12. Needs Repair: Plumbing - Loose Hose Faucet -

The hose faucet at the front of the home is loose and is missing a mounting screw. A loose faucet can place stress on the connected plumbing and may lead to leaks or damage to the piping over time. Recommend securing the faucet and replacing the missing fastener by a professional plumber to ensure a stable and properly supported installation.



Bathroom - First Floor Hall Bathroom

13. Needs Repair: Plumbing - Corroded Drain Tailpiece -

Corrosion was observed on the drain tailpiece at the sink in the first floor hall bathroom. Deterioration of this component can lead to leaks and eventual failure, which may cause damage to surrounding cabinetry or finishes. Recommend replacement of the affected drain component by a professional plumber to ensure a watertight and reliable connection.



See Additional Photos on Page #31

Bathroom - First Floor Primary Bathroom

14. Needs Repair: Plumbing - Defective Sink Drain Assembly -

Multiple deficiencies were observed at the drain assembly pipes for the left sink in the first floor primary bathroom, including an improper connection, corrosion, and signs of a developing leak. These conditions indicate the drain system is not properly sealed and may fail, allowing water to escape and potentially damage surrounding cabinetry and finishes over time. Recommend evaluation and repair of the drain assembly by a professional plumber to ensure proper installation and a watertight connection.



See Additional Photos on Page #33

Bathroom - First Floor Primary Bathroom

15. Needs Repair: Plumbing - Corroded Drain Tailpiece -

Light corrosion was observed on the drain tailpiece beneath the right sink in the first floor primary bathroom. Corrosion can progress over time and may lead to leaks or failure of the component if not addressed. Recommend replacement of the affected drain tailpiece by a professional plumber to ensure a reliable and watertight connection.



Bathroom - First Floor Primary Bathroom

16. Needs Repair: Plumbing - Corroded Drain Tailpiece -

Light corrosion was observed on the drain tailpiece beneath the right sink in the first floor primary bathroom. Corrosion can progress over time and may lead to leaks or failure of the component if not addressed. Recommend replacement of the affected drain tailpiece by a professional plumber to ensure a reliable and watertight connection.



See Additional Photos on Page #34

Bathroom - Second Floor Hall Bathroom

17. Needs Repair: Plumbing - Improper Repair at Sink Drain -

An improper repair was observed at the drain piping beneath the sink in the second floor hall bathroom, likely associated with a previous leak. Improperly repaired plumbing connections may not provide a reliable seal and can lead to recurring leaks or further deterioration over time. Recommend evaluation and correction of the drain assembly by a professional plumber to ensure proper installation and a watertight connection.



See Additional Photos on Page #35

Interior

18. Needs Repair: Interior Doors - Doors Not Latching -

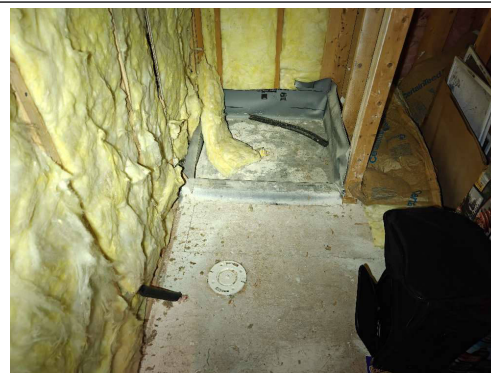
Some of the interior doors throughout the home will not latch properly when closed. Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation. See photo captions for specific locations.



Interior

19. Needs Repair: Insulation and Ventilation - Improperly Configured Attic/Conditioned Space -

An area at the front/left portion of the home appears to have been intended for future conversion to a bathroom but is currently functioning as an attic space. The area is not properly insulated or configured for either a conditioned interior space or an unconditioned attic, resulting in an inconsistent setup. This condition can lead to energy inefficiency, temperature imbalances, and potential moisture-related concerns depending on how the space is used. Recommend evaluation by a qualified contractor to determine the intended use of the space and to properly insulate and configure it accordingly.

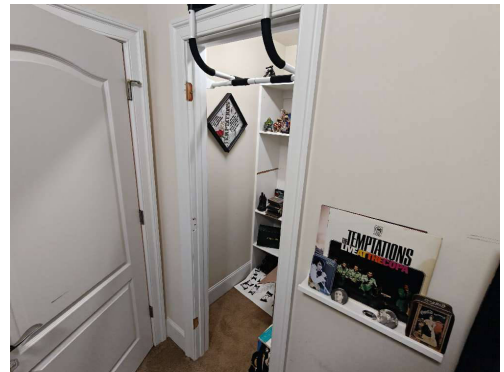


See Additional Photos on Page #51

Interior

20. Needs Repair: Interior - Closet Door Removed -

The closet door in the second floor front bedroom has been removed and was observed stored nearby rather than installed on the frame. A missing door can affect functionality, privacy, and overall finish of the space if not reinstalled. Recommend reinstallation and adjustment of the door by a qualified contractor to restore proper operation.



See Additional Photos on Page #51

Insulation & Ventilation

21. Needs Repair: Crawlspace Ventilation - Foundation Vent Well(s) Needed -

Some of the foundation vents around the home are installed such that a vent well is required - the bottom of the vent is at, near, or below the surrounding dirt grade. More than 3" of clearance above the surrounding dirt grade is required or a foundation vent well needs to be installed. Have a professional contractor install vent wells around vents in contact with ground in order to reduce the potential for surface water penetration.



See Additional Photos on Page #52

Insulation & Ventilation

22. Needs Repair: Exterior - Missing Flappers at Bathroom Exhaust Vents -

Multiple bathroom exhaust vent terminations at the exterior are equipped with screening only and do not have proper flapper-style dampers. This condition allows pests such as wasps to enter the vent openings and build nests, and debris can become trapped behind the screening, restricting airflow. Obstructed or compromised vent terminations can reduce ventilation effectiveness and may contribute to moisture buildup within the home. Recommend replacement or upgrade of the vent terminations with proper flapper-style covers by a qualified contractor to improve performance and help prevent pest intrusion.



Inspection Observations, Information, Suggestions and/or Limitations:

Structural

23. Observation/Information: Foundation Walls - Efflorescence Present -
Observed efflorescence in the block foundation wall of the home. As long as no other adverse conditions are present such as ponding water or mold, small amounts of efflorescences should be considered an acceptable side effect of minor moisture around the foundation. If any concerns with this condition are present, it is recommended consulting a foundation moisture control specialist.
>>> Note: Efflorescence is caused when moisture migrates through the wall and pushes minerals to the surface of the block. Efflorescence is symptomatic of a water infiltration concern at the foundation wall. Efflorescence is a common and expected behavior inside a crawlspace and garage due to retained moisture from the exterior foundation walls caused by; grade sloping toward the foundation; irrigation systems; at the HVAC condenses lines and gutter systems that discharge water directly at the foundation wall and where landscape mulch is piled up against the foundation. Please understand that most contractors want to sell their services and will suggest that repairs should be provided..



See Additional Photos on Page #13

Electrical

24. Needs Repair: Electrical - Aging Smoke Detectors -
Smoke detectors are present in the home; however, based on the age of the home, the units are likely original and have exceeded their typical service life of approximately 10 years. Aging detectors may not respond effectively in the event of a fire, increasing the risk of delayed warning. Recommend replacement of all smoke detectors by a licensed electrician or qualified professional to ensure proper operation and improved safety.



Ducts

25. Suggestion: Whole System Filter w/ No Interior Filters -
No filters are present at the entrances to the HVAC return air ducts at the interior walls of the house. This will allow dust to build up in this duct system before the whole system cartridge filter. Suggest that filters be added in the return air grills at the beginnings of the return air ducts as a preliminary filtering system to help maintain a cleaner air duct system.
>>> Note: The whole system filter cartridge was pulled and viewed and appeared to be clean. This type of filter can only be properly tested for by evaluating the rate of air flow through the filter with an air flow meter and is not part of a general home inspection testing equipment. Refer to the manufacturer for expected times between replacement of this filter.



See Additional Photos on Page #49

Insulation & Ventilation

26. Not Inspected/Information: Radon Remediation Device (No Radon Test) -
Observed a radon mitigation system on the home. The presence of the device indicates either previous high levels of radon, or it was installed as a precaution by the builder/homeowner. A radon mitigation system requires regular service every 2-5 years. The inspection of this system is beyond the scope of the home inspection. The homeowner should be consulted regarding system warranties and previous maintenance. A qualified radon mitigation system specialist should perform a complete evaluation of this system.
>>> Note: A radon test is not part of the standard home inspection, and one was not ordered with this home inspection. Radon is a naturally occurring radioactive gas that is the second leading cause of lung cancer in the U.S. The EPA recommends testing all homes, regardless of age or type of foundation. If elevated levels are found, remediation typically involves a venting system, with costs usually between \$1,200 and \$2,500. A professional radon test is recommended to determine whether corrective measures are needed. For more information - <https://www.epa.gov/radon>

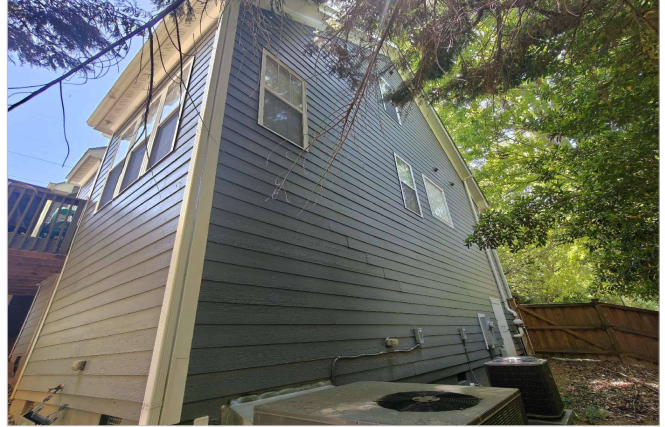
Advantage Inspection offers certified radon testing, delivering accurate results so you can make informed decisions about safety and remediation before move-in.



See Additional Photos on Page #53



Front elevation



Left elevation



Rear elevation



Right elevation

Inspection Picture Addendum



The electrical service entry is located on the left elevation.



The sub-electrical panel is located in the garage.



The main water shutoff is located in the crawlspace.



The water heater is located in the garage.