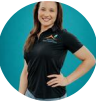




SUMMARY

104 Wedgemere St, Cary, NC 27519
Aoife Hammersmith
July 6, 2026

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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.

2.2.1 Roof Drainage Systems

NO/PARTIAL GUTTERS

There are no or partial gutters present on the structure. This can allow water to impact the foundation of the home or increase moisture levels in crawlspace areas over time. We recommend a qualified contractor install gutters on the entire structure, or missing areas if so desired and possible.

 Summary



No gutters at this particular spot is causing rain to fall here and erode the soil + efflorescence on brick foundation

2.3.1 Roof Penetrations

QUESTIONABLE INSTALLATION

One or more roof penetrations may be installed in a questionable manner based on the location. This may allow moisture intrusion or damage to surrounding components. Recommend further evaluation by a licensed professional and or repairs made if necessary.

 Summary



Missing nails on pipe boot

DETERIORATION

One or more sections of the fascia or soffit are deteriorated. This can allow moisture intrusion into the roof structure and damage surrounding components. Recommend qualified roofing contractor evaluate all areas & repair as necessary.



Front of house - deterioration

DAMAGE

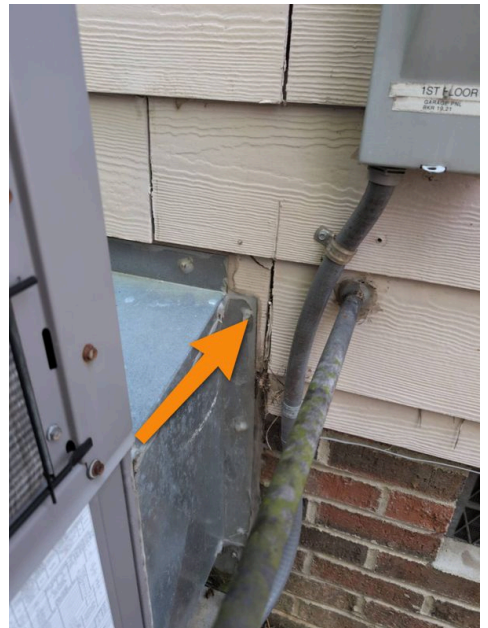
A component of the exterior was damaged. Anywhere water is able to come in contact with the sheathing of the home, accelerated deterioration is possible. Recommend evaluation of all exterior siding and possible repairs or remedies to prevent further damage by a qualified contractor.



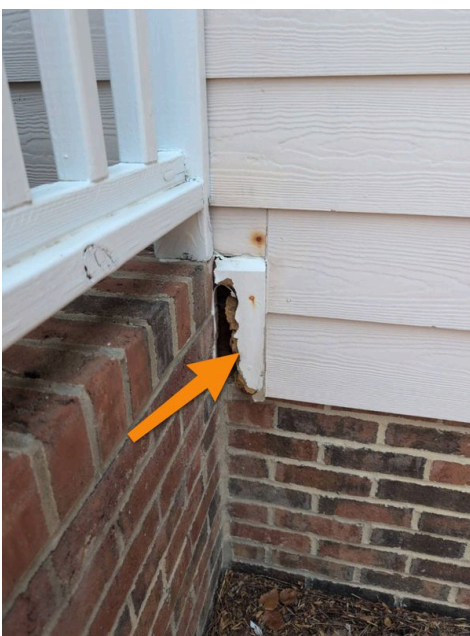
Back of home, damaged siding



Back of home



Damage near package unit



Sheathing exposed under this piece of damaged siding



Front of home

3.1.3 Siding

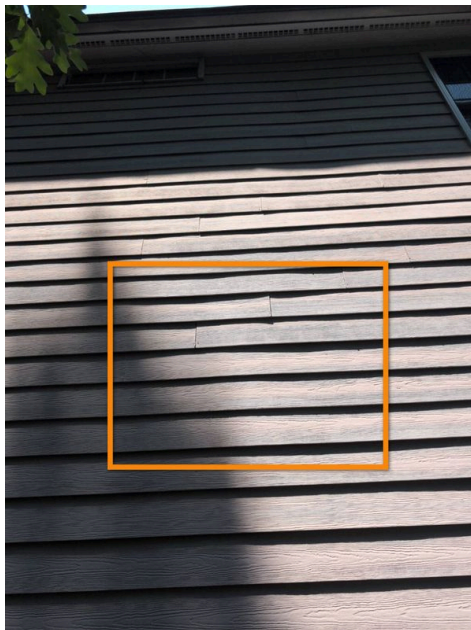
LOOSE COMPONENTS

 Summary

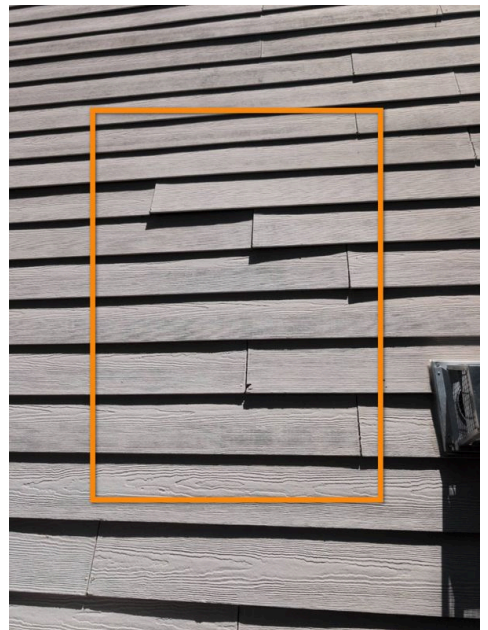
One or more siding components were loose, which could result in moisture intrusion, or in some cases not perform as intended aesthetically. Recommend a qualified siding contractor repair as needed.



Left side of home - loose siding



Back of home



Right side of home

3.2.1 Walkways, Patios & Driveways

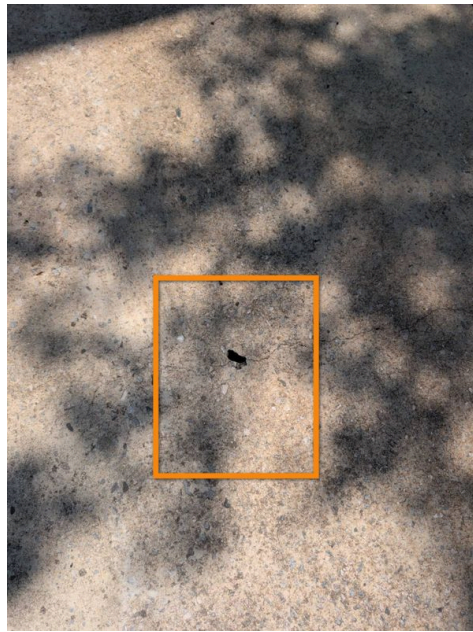
CRACKS / SETTLEMENT

 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.



Slab cracks on driveway



Area under the slab here is more hallow and may give way to more settlement

3.3.2 Decks, Balconies, Porches & Steps

MORTAR

 Summary

Mortar appears to be deteriorated or missing. This can cause loose steps, stones, and allow moisture intrusion in some scenarios. Recommend qualified contractor further evaluate and repair as necessary.



Missing mortar - check all areas where brick exists



Continued



Continued

3.3.3 Decks, Balconies, Porches & Steps

SETTLEMENT

 Summary

There appears to be settlement or signs of movement in one or more areas. This can sometimes pose a safety concern or indicate improper installation. This can also indicate differential settlement which is a common occurrence in the area. Recommend qualified contractor or structural engineer further evaluate and recommend next steps if so desired.



Some joists are twisted in place



These beams are slightly shifted



Having joist hangers or brackets for reinforcement can prevent further rotation of the deck

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

GRADING

[Summary](#)

Grading is sloping towards the home or is near level to the home in some areas. This can lead to water intrusion and foundation issues. Recommend qualified landscaper or builder verify adequate drainage and slope according to local rules so water flows away from home.



Back of home, negative grading - during a heavy rainfall, check the effectiveness of the gutter system



Front of house - again, check gutters for functionality

3.5.1 Windows

WOOD DETERIORATION

[Summary](#)

Members of wood around the exterior of the window appear to be deteriorated in some areas. This is normally caused by moisture being allowed to enter the wooden members from lack of finish, damage, ect. Recommend qualified window contractor further evaluate all windows, and repair / replace as needed.



Wood deterioration on windows

7.2.1 Hot Water System

VENTING

 Summary

The vent is not properly installed in some way. This can prevent proper operation and also pose a safety concern in some scenarios. We recommend a licensed plumber further evaluate and repair or replace as needed.



Vent should be sealed with fireproof sealant

9.1.1 Foundation / Crawlspace

VAPOR BARRIER

 Summary

Vapor barrier was incorrect in some way. This can contribute to increased moisture levels and can also accelerate deterioration, organic growth etc. We recommend a qualified professional further evaluate and replace as needed.



disturbed in some areas

9.1.2 Foundation / Crawlspace

MOISTURE STAIN

 Summary

There was moisture staining in one or more locations. This could indicate a current or past leak and can contribute to damage to surrounding components. This can also indicate poor drainage or installment if along foundation walls in some scenarios. We recommend further evaluation of the area to determine the source and make appropriate replacements / repairs by qualified personnel.



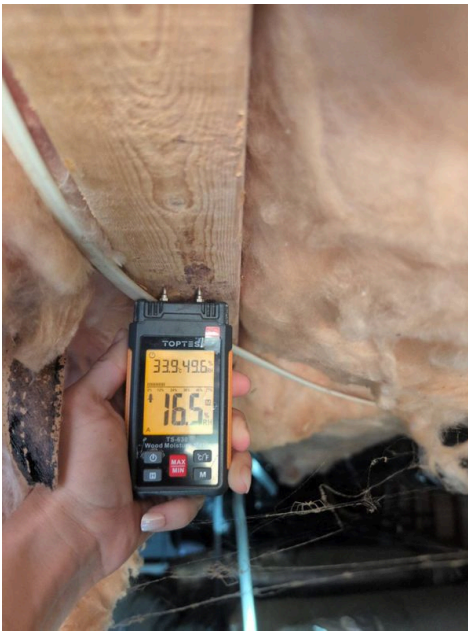
Front of the house - moisture Intrusion

9.1.3 Foundation / Crawlspace

ELEVATED MOISTURE LEVELS

 Summary

Elevated levels of moisture were measured in areas of the crawlspace or basement. Recommend a qualified contractor isolate the source of moisture intrusion, and remediate to prevent damage to structure.



Any reading above 15% is considered high



continued examples

9.1.4 Foundation / Crawlspace **INSULATION FALLING DOWN**

 Summary

Insulation under the floors was falling or missing in areas. If the insulation is "spider webbing" this can indicate high moisture levels during the warmer months. This can decrease the energy efficiency of the home. This also limits visibility for the inspector. Recommend a qualified insulation contractor repair or replace as needed.



Insulation falling down in areas



Check whole crawlspace

9.1.5 Foundation / Crawlspace **BRICK MORTAR DAMAGED / MISSING**

 Summary

Mortar was missing, damaged, or cracked during the time of inspection due to prolonged exposure to moisture. This accelerates deterioration in foundation members and can pose structural issues. Recommend consulting a structural engineer for further evaluation / repairs.



Back of home - brick facade is cracked at crawlspace vents



Small cracking on right side of crawlspace entrance