



Inspection Report

Prepared Exclusively for [REDACTED]

Property Address:
208 Highlands Lake Drive
Cary NC 27518



Michael Thorne, NC Home Inspection License # 3463

Michael B. Thorne

**Steve Smallman Property Inspections
2213 Myron Drive
Raleigh, NC 27607
(919) 602-2390**

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Date: 8/19/2026	Time: 01:00:00 PM	Report ID: 081926MT20
Property: 208 Highlands Lake Drive Cary NC 27518	Customer: Mike Cannon	Real Estate Professional: Susan Bashford Hodge & Kittrell

Scope and Purpose of the Inspection

The home inspection is a specific service conducted according to the terms of the Inspection Contract, and according to the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB). Refer to the Contract and the Standards of Practice for additional information regarding the scope and limitations of the inspection. The report is confidential and is for the sole use and benefit of the client(s) named above; we assume no liability to any third parties.

The purpose of the inspection is to provide the client with a better understanding of the condition of the property as observed at the time of inspection. Our goal is to inspect the systems and components specified for inspection in the NCHILB Standards of Practice, and to report those that do not function as intended, allowing for normal wear and tear, and/or significantly affect the habitability of the house. Reporting on other issues, such as routine homeowner maintenance and suggestions for improvements, is included for your information only and should not be relied upon as items that may or may not be repaired under the terms of your Real Estate Purchase and Sale Agreement. We offer no warranties or representations as to your rights or obligations under any Real Estate Purchase and Sale Agreement.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs may be of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Conditions can exist which will not be detected by normal inspection procedures; components can fail after the date of inspection. Accordingly, this inspection is not a warranty of system or component conditions and is not insurance against system or component failure. All homeowners should budget for unexpected repairs. Homebuyers' insurance is available from several sources.

The following definitions apply:

Inspected = I inspected the item and it functioned as intended, allowing for normal wear and tear, unless otherwise noted in the report.

Not Inspected = This item is present and is normally a part of the home inspection service, but I did not inspect it for the reason stated.

Building Status:

Vacant with staging

Reported/Approximate Age of
Building:

31 to 35 Years

Type of building:

Single Family (2 story)

Attendees:

Client and Client's Agent

Weather:

Clear

Outside Temperature:

90 - 100 degrees

Precipitation:

No Rain During Inspection

Ground/Soil surface condition:

Dry

Radon Test:

In progress

Summary



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Customer
Mike Cannon

Address
208 Highlands Lake Drive
Cary NC 27518

This section contains items from the body of the report which are headed **Repair** or **Investigate Further**. These are the items that typically require attention before closing. We recommend that these items be repaired (or further investigated where that is the recommendation) **before closing** by contractors licensed in the appropriate field, or qualified tradesmen where licensing does not apply.

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 body of the report may also contain maintenance information, additional information about the reasons why certain repairs are needed, and recommendations regarding the types of contractors or tradesmen who should perform the repairs. Please read the entire report.

Photos are provided as examples and should only be used in context with the written report items, the photos are not intended to show all instances of a specific condition.

Any directions in this report (left, right, front, rear) are given as viewed standing outside the house facing the front door.

1. Structural Components

CRAWL SPACES & BASEMENTS

Inspected

-  **1 Repair item** Scraps of wood and/or cardboard debris should be removed from the floor of the crawl space. This type of debris in the crawl space is conducive to termite activity.



Item 1 - 1



Item 1 - 2

2. Insulation and Ventilation

VENTILATION OF CRAWL SPACE

Inspected

-  **2 Repair Item** The screening material is torn or missing at several of the foundation vents. Screening should be replaced to prevent rodents, reptiles, and other small animals from entering the crawl space. Work should be performed by a qualified technician.



Item 2 - 1

3. Roofing

ROOF DRAINAGE SYSTEMS

Inspected

-  **3 Repair Item** One or more downspouts deposit runoff directly outside the foundation. This is conducive to water penetration and erosion. Location(s): rear right corner of the sunroom. Extend downspouts as needed (short lengths of drain pipe are typical method). Repairs should be made by a qualified technician.



Item 3 - 1

4. Exterior

CLADDING, FLASHING, AND TRIM: WOOD, COMPOSITION, METAL

Inspected

 **Repair Item** One or more pieces of siding and/or trim are damaged or deteriorated to the degree that repair or replacement is needed. Damaged cladding materials should be repaired to prevent further damage and possible water penetration to the wall assembly behind the cladding. Repairs should be performed by a qualified contractor. Location(s): garage door jamb / trim at the lower corners of the garage door and trim / exterior cladding at the front right box bay windows.



Item 4 - 1



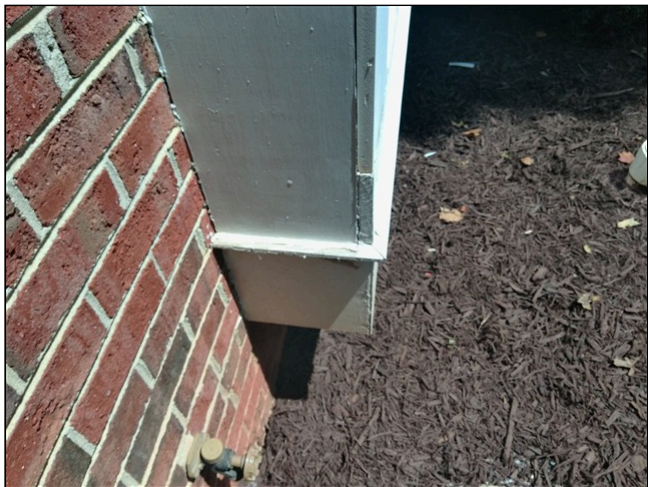
Item 4 - 2



Item 4 - 3



Item 4 - 4



Item 4 - 5

 **5 Repair item** Paint has peeled to the extent that bare wood or composition cladding materials are exposed to potential water damage. Exposed surfaces must be kept painted and caulked to prevent water penetration and damage. Qualified painter should renew paint/caulk as needed. Locations: garage pedestrian exterior door, first floor window at the center of the right exterior, and rear exterior window above the deck floor.



Item 5 - 1



Item 5 - 2



Item 5 - 3



Item 5 - 4

WINDOWS

Inspected

 **6 Repair Item** One or more exterior wood components (jambs, casings, sash, etc.) are deteriorated at the following window(s): front right window in the primary bedroom. Damaged window components should be replaced to prevent further damage and possible water penetration to the wall assembly around the windows. Repairs should be performed by a qualified contractor.



Item 6 - 1

OVERHEAD DOOR(S)

Inspected

 **7 Repair Item** A portion of the weather stripping at the garage door is deteriorated. Repairs should be performed to prevent water penetration into the garage. Repairs should be performed by a qualified contractor.



Item 7 - 1

- 8 Repair item** There is a gap between lower corner of the garage door and the concrete floor in the garage. We recommend weather stripping is added to eliminate this gap. Repairs are recommended by a qualified overhead door contractor.



Item 8 - 1

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

- 9 Repair item** The deck safety railing is loose where it meets the rear left corner of the sunroom. Loose railings do not provide intended level of fall protection, a safety hazard. Repairs should be performed by a qualified contractor.



Item 9 - 1

VEGETATION**Inspected**

-  **10 Repair Item** Vegetation (bushes, etc.) is in contact with the exterior of the house. This condition is conducive to decay and termite infestation, and limits inspection. Vegetation needs to be trimmed back away from the house.



Item 10 - 1

5. Plumbing System**PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS****Inspected**

-  **11 Investigate further** Polybutylene plastic water supply pipes are installed in this house. A higher rate of failure resulting in leakage has been reported with this type of pipe than with most other types of water supply pipe, but no active leaks were noted at the time of inspection. There has been no recall of this type of pipe, and it is found in thousands of houses built in this area in the 1980's and early 1990's. Many of the failures resulted from plastic pipe fittings used in earlier generations of this type of pipe. Later use of metal fittings significantly reduced the incidence of failures, but the pipe itself is thought to be more susceptible to failure than other types of water supply pipe. We cannot inspect every fitting but the fittings we observed in this installation are metal. Note that class action settlements have been reached in regard to failure of this type of pipe, but they have expired and no funds remain to reimburse homeowners. For additional information about this type of pipe visit the

website(s) listed below, and/or contact a licensed plumbing contractor. <http://www.polybutylene.com>



Item 11 - 1



Item 11 - 2



Item 11 - 3

FIXTURES & FAUCETS: SINKS, LAVATORIES

Inspected

-  **12 Repair Item** Repair is needed to a plumbing valve that leaks around its handle when the water is turned on (this is known as a faucet stem leak). Location(s): left sink in the second floor bathroom and left sink in the primary bathroom. All leaks require prompt repair to prevent damage and wasted water. Repairs should be performed by a qualified plumbing contractor.



Item 12 - 1



Item 12 - 2

-  **13 Repair item** The kitchen sink faucet is loose where it mounts to the sink or countertop. It must be secure to prevent leakage. Repairs should be performed by a qualified contractor.

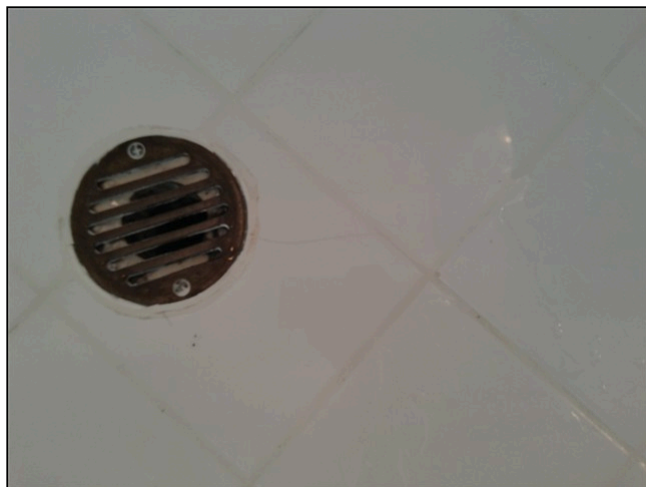


Item 13 - 1

FIXTURES & FAUCETS: TUBS AND SHOWERS

Inspected

-  **14 Repair Item** Drainage is slow at the following fixture(s): primary bath shower. Fixture does not drain properly. If use of common drain cleaner does not correct the problem, repairs should be performed by a qualified plumbing contractor.



Item 14 - 1

6. Electrical System

BRANCH CIRCUIT CONDUCTORS

Inspected

-  **15 Repair Item** Apparently abandoned or unused high-voltage electrical cables are not properly terminated with wire nuts and enclosed in covered junction boxes, a potential shock hazard. As a general rule, unless both ends of abandoned cables can be seen in the same space (to assure that they are disconnected from the electrical system) they should be terminated or removed. Simply testing them for voltage cannot determine with certainty that they are disconnected, as there could be a switch or breaker that is turned off and could later be turned on and energize the cable. Electrical system defects are safety hazards and should be promptly repaired by a licensed electrician. Locations: upper attic (where an attic fan was removed).



Item 15 - 1

CONNECTED DEVICES AND FIXTURES

Inspected

-  **16 Investigate Further** The following devices would not respond to switches, or switches could not be located to turn them on: exterior light by the garage pedestrian exterior door. Check fixtures with known working bulbs, or check with the current owner. If new bulbs do not correct the problem, an electrician should be contacted for evaluation and to complete any needed repairs.



Item 16 - 1

- 17 Repair Item** A light fixture mounted to the exterior wall is loose or are not sealed where the fixture meets the wall; this can allow water to enter and reach wiring behind the fixture, a safety hazard. Secure and caulk fixture to wall to prevent water entry. Location: light outside the garage pedestrian exterior door.



Item 17 - 1

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

- 18 Repair Item** Ground fault circuit interrupter (GFCI) protection is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. GFCI devices are to be installed to reduce the chance of shock at receptacles in many potentially wet or damp locations. Electrical standards have changed over the years, in that when first promulgated in the early 1970's the GFCI devices were required in only a few locations, and since then numerous other locations have been added. We report the lack of GFCI devices for repair where in our opinion they were required when the house was built or remodeled, or where the receptacles appear new enough that they would have been required to have GFCI protection when installed. Licensed electrician should install GFCI protection to provide the level of safety required when the receptacles were installed at two receptacles in the kitchen furthest away from the kitchen sink..



Item 18 - 1

SMOKE ALARMS**Inspected**

- 19 Repair item** One or more smoke alarms appear to be more than ten years old. The National Association of State Fire Marshals recommends replacing alarms after ten years as they are typically not designed to operate longer than that. Working smoke alarms are an essential fire safety component of the home.



Item 19 - 1

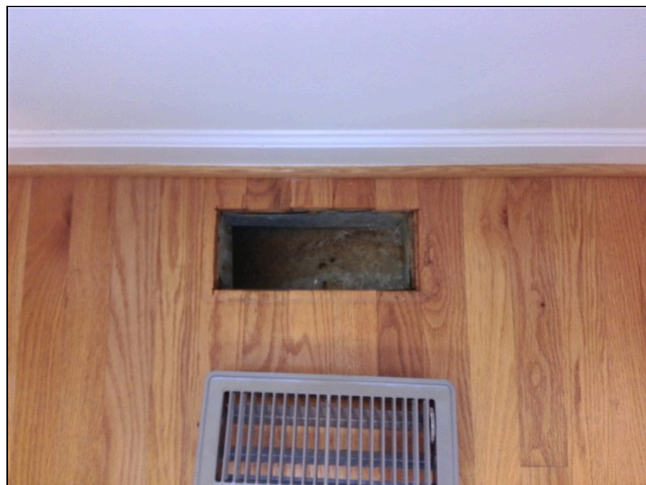
7. Heating / Central Air Conditioning**HEATING AND COOLING DISTRIBUTION SYSTEMS****Inspected**

- 20 Maintenance** The HVAC system filter on the second floor is overdue for changing. Clean filters are needed for proper and efficient system function and indoor air quality.



Item 20 - 1

- 21 Maintenance** Most of the interior of the duct system is not visible for inspection. Limited areas that are visible are dirty to the degree that duct cleaning is recommended. Dirty ducts can decrease operating efficiency and can pose a health hazard. Duct cleaning is typically performed by duct cleaning specialist or licensed heating contractors.



Item 21 - 1



Item 21 - 2

GAS FIRELOGS AND FIREPLACES

Inspected

- 22 Investigate Further** The gas log fireplace was operational at the time of the inspection. However, the remote control provided did not operate the gas logs. We recommend check the batteries in the remote control and the remote control module and replace as needed. If the remote control does not function with known functional batteries, contact a qualified gas fireplace technician for further investigation and repairs.



Item 22 - 1

ADDITIONAL HEATING/COOLING SYSTEM ITEMS

Inspected

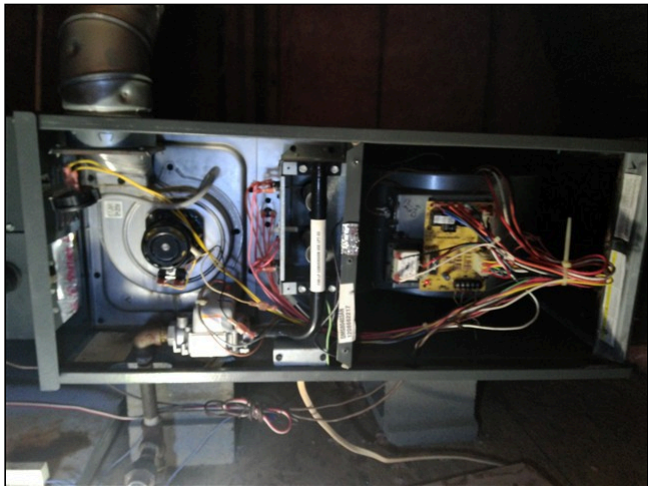
23 Investigate Both of the heating and air conditioning equipment systems are approximately 13-14 years old. Typical service life for this type of equipment is 12-15 years, though some fail sooner and some lasts longer. With equipment of this age, you should have it further inspected by a licensed heating contractor, and budget for its replacement at any time.



Item 23 - 1



Item 23 - 2



Item 23 - 3



Item 23 - 4

8. Interior, Garage, and Attic

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

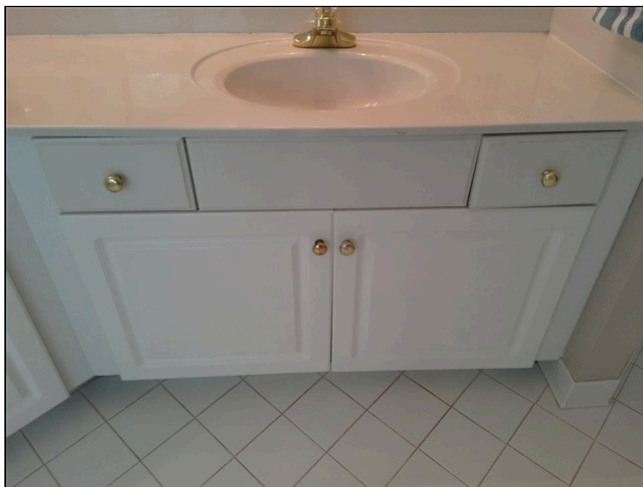
Inspected

-  **24 Repair item** The countertop in the laundry room is loose. We recommend it is secured in place by a qualified technician.



Item 24 - 1

-  **25 Repair item** The sink base cabinet door at the right sink in the primary bathroom rub together. This can deteriorate the finish of the cabinet doors. Also, the doors should be adjusted to open and close with ease as intended. Repairs are recommended by a qualified contractor.



Item 25 - 1

-  **26 Repair Item** The joint between the countertop and the backsplash at the primary bathroom is open and subject to damage from water penetration. Renew caulk joint as needed to prevent water from entering behind the cabinet.

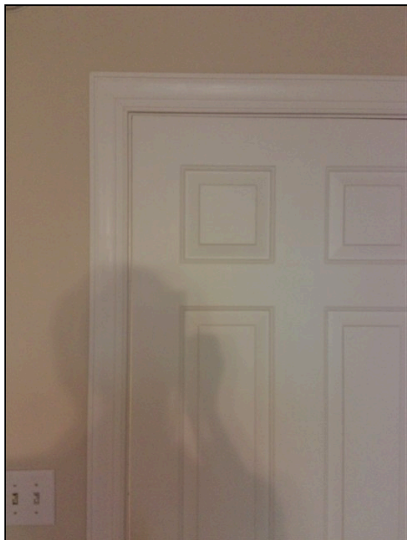


Item 26 - 1

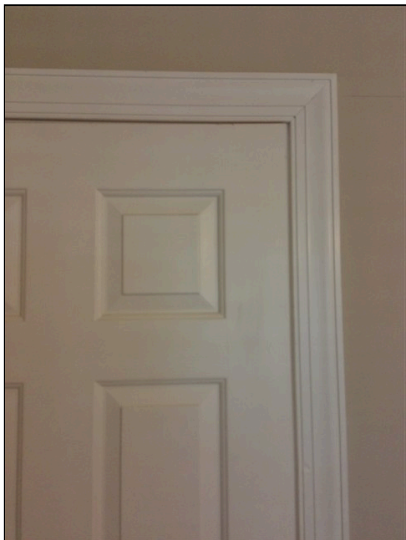
DOORS & WINDOWS (REPRESENTATIVE NUMBER)

Inspected

 **27 Repair Item** The following interior door(s) do not open/close and/or latch properly: second floor recreation room door, dining room door, and larger closet door in the primary bedroom. Qualified technician should repair/adjust as needed for proper operation.



Item 27 - 1



Item 27 - 2



Item 27 - 3

- 28 Repair item** Missing or defective doorstops were noted. This condition could allow damage to adjoining wall covering or to door. Recommend repair or install doorstops to prevent damage. Any repairs should be performed by a qualified technician.

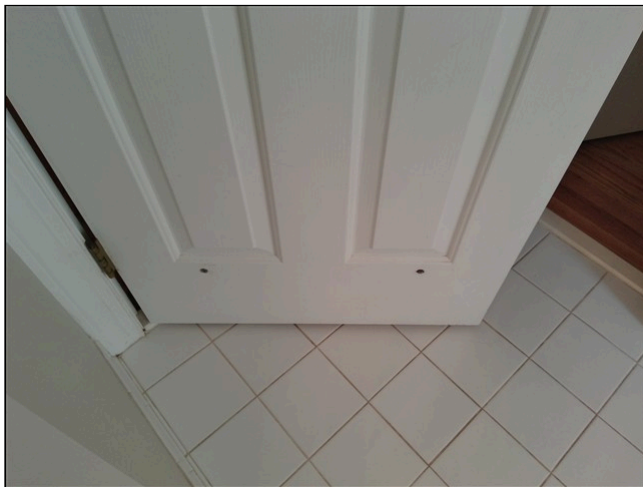


Item 28 - 1



Item 28 - 2

- 29 Repair item** There are holes in the back side of the primary bathroom door. We recommend repairs are performed to restore the door. Repairs are recommended by a qualified contractor.



Item 29 - 1

ATTIC

Inspected

- 30 Repair item** One or more screens is torn at an attic vent. Location: front gable end vent. This can allow small animals and insects to enter the attic. Replace damaged/missing screening. Repairs should be performed by a qualified contractor.



Item 30 - 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Structural Components

The N.C. Standards of Practice for inspection of structural components are as follows: The Home Inspector shall inspect structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Structural repairs: items cited for repair may adversely effect the structural integrity of the building. Repairs should be made by by qualified contractors.

Crawl space or basement repairs: moisture issues may result in damage and/or mold growth. Repairs should be made by qualified contractors.

Styles & Materials: the descriptions of styles and materials below are intended only as a basic overview of the primary components, they are not intended to be a comprehensive description of all such components.

Styles & Materials		
Attic access info: Kneewall attic(s) Walk-in attic	Method used to observe attic: walked and crawled through accessible areas	Roof/ceiling Structure: Conventional wood framing
Visible Wall Structure: Wood Most of wall structure not visible for inspection	Method used to observe Crawlspace: Crawled	Accessible Floor Structure: Conventional Wood Frame with concrete slab at the front porch and in the garage
Foundation Material: Brick and Concrete Block	Columns or Piers: Brick and Concrete Block Columns at the Front Porch Wood columns at deck	Foundation Type: Crawl space

Items	
1.0 ROOF/CEILING STRUCTURE	
Comments: Inspected	
1.1 WALLS (Structural)	
Comments: Inspected	
1.2 FLOORS (Structural)	
Comments: Inspected	
1.3 FOUNDATIONS, COLUMNS/PIERS	
Comments: Inspected	
1.4 CRAWL SPACES & BASEMENTS	
Comments: Inspected	

Comment There is evidence of some previous crawl space moisture, in the form of water stains on the interior of the foundation walls. This is typical for houses of this age. At the time of inspection there was no standing water, the soil was not unusually wet, and wood members in the crawl space were reasonably dry. Bear in mind that most crawl spaces tend to be damp, and that if it rains hard enough some water may enter. Also, the moisture level in crawl spaces may vary with the seasons. All crawl spaces should be checked occasionally for unusual moisture. If you ever observe what you consider unusual moisture, contact us for advice before contracting with any waterproofing or repair company.

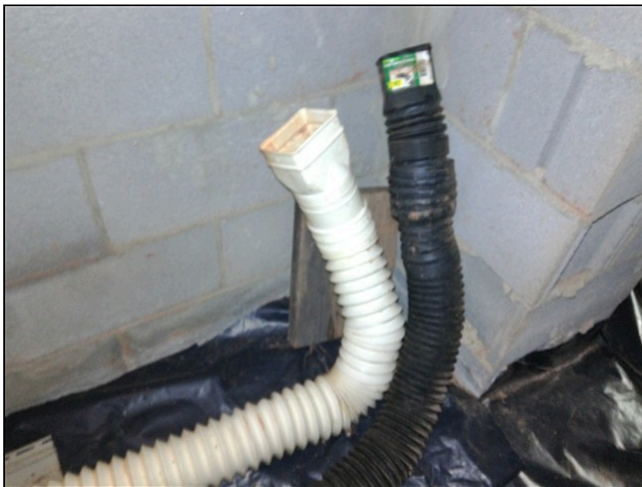


1.4 1

Comment The home inspection service does not include a mold inspection or testing for the presence of mold. The home inspection focuses on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a qualified professional should be consulted prior to purchasing the home.



Repair item Scraps of wood and/or cardboard debris should be removed from the floor of the crawl space. This type of debris in the crawl space is conducive to termite activity.



1.4 2



1.4 3

1.5 ADDITIONAL INFORMATION REGARDING THE STRUCTURE

Comments: Inspected

Comment Framing practices or methods that do not conform to today's more stringent building standards were observed. This is normal in older homes. The home inspection is not a code inspection and this report is not intended to list all deviations from current standards.

2. Insulation and Ventilation

The N.C. Standards of Practice for inspection of insulation and ventilation are as follows: The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Insulation repair items: most insulation repair items need repair because they reduce energy efficiency.

Ventilation repair items: most ventilation repair items need repair because they either (a) reduce energy efficiency, or (b) are not effectively and safely vented to the exterior, or (c) contribute to increased heat and/or moisture that can damage building materials.

Insulation and ventilation repairs should be made by qualified contractors.

Styles & Materials: the descriptions of styles and materials below are intended only as a basic overview of the primary components, they are not intended to be a comprehensive description of all such components.

Styles & Materials		
Attic/Roof Insulation:	Roof/Attic Ventilation:	Floor System Insulation:
Fiberglass	Soffit and Ridge Vents	Fiberglass
	Gable Vents	
Crawl Space Ventilation:	Crawl Space Moisture Barrier:	
Foundation Vents	Present	

Items

- 2.0 MECHANICAL VENTILATION SYSTEMS
- Comments: Inspected
- Maintenance All dryer vent ductwork needs routine maintenance to prevent clogs that could cause the dryer to overheat. We recommend dryer vent ductwork be cleaned annually.
- 2.1 VENTILATION OF ATTIC
- Comments: Inspected
- 2.2 ATTIC/ROOF INSULATION
- Comments: Inspected
- 2.3 VENTILATION OF CRAWL SPACE
- Comments: Inspected

 **Repair Item** The screening material is torn or missing at several of the foundation vents. Screening should be replaced to prevent rodents, reptiles, and other small animals from entering the crawl space. Work should be performed by a qualified technician.



2.3 1

2.4 UNDERFLOOR INSULATION

Comments: Inspected

2.5 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

3. Roofing

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

Roofing repair items: roof defects may result in leakage, potentially causing damage.

Roof drainage repair items: defects can result in foundation water penetration with resultant damage; some defects may also result in water getting behind gutters and causing damage.

Roof and roof drainage repairs should be made by qualified contractors.

Styles & Materials: the descriptions of styles and materials below are intended only as a basic overview of the primary components, they are not intended to be a comprehensive description of all such components.

Styles & Materials		
Viewed Roof Covering From:	Roof Covering:	Roof Drainage:
From Ground with Binoculars	Asphalt/Fiberglass Shingles	Eave-mounted gutters and downspouts
From Upper Windows		

Items

- 3.0 ROOF COVERINGS
- Comments: Inspected
- Shingles show wear consistent with age but are not worn out.
- 3.1 ROOF FLASHINGS AND PENETRATIONS
- Comments: Inspected
- Preventive maintenance Rubber plumbing vent flashings are installed at this roof. This type of flashing often cracks and begins to allow leakage well before the rest of the roof wears out. I recommend replacing or installing manufactured vent flashing covers at these flashings.
- 3.2 ROOF DRAINAGE SYSTEMS
- Comments: Inspected

Monitor Gutter guards are installed to keep roof debris from clogging the gutters. This is a maintenance-saving feature. However, it limits our inspection of the gutters so we cannot determine if they may be dirty or clogged. If you observe water overflowing or getting behind the gutters you should engage the services of a gutter cleaning service.



Repair Item One or more downspouts deposit runoff directly outside the foundation. This is conducive to water penetration and erosion. Location(s): rear right corner of the sunroom. Extend downspouts as needed (short lengths of drain pipe are typical method). Repairs should be made by a qualified technician.



3.2 1

4. Exterior

We conduct a thorough visual examination of the readily accessible exterior components. We gently probe surfaces where visual inspection suggests damage. Please be aware that we cannot inspect or probe every square foot of the exterior and cannot always identify every area of damage.

Vegetation, including trees, is examined only to the extent that it is effecting the structure.

Exterior repairs should be conducted by qualified contractors.

Styles & Materials

Cladding Material:	Appurtenance:	Paved drives and parking areas:
Vinyl Siding	Deck with steps	Concrete
Brick	Covered porch	

Items

4.0 CLADDING, FLASHING, AND TRIM: WOOD, COMPOSITION, METAL

Comments: Inspected

The exterior "**building envelope**" includes cladding (such as brick or stone veneer, stucco, and many types of siding), trim, flashings, exterior doors, and windows. Its functions include protecting the building from the elements, and giving the building its intended appearance. Items cited for repair may not only adversely effect the item itself (such as a damaged piece of siding) but may also allow water or even small animal entry to the building. **Exterior repairs** should be completed by qualified contractors, and the contractors should determine the extent of damage and scope of repairs.

 **Repair Item** One or more pieces of siding and/or trim are damaged or deteriorated to the degree that repair or replacement is needed. Damaged cladding materials should be repaired to prevent further damage and possible water penetration to the wall assembly behind the cladding. Repairs should be performed by a qualified contractor. Location(s): garage door jamb / trim at the lower corners of the garage door and trim / exterior cladding at the front right box bay windows.



4.0 1



4.0 2



4.0 3



4.0 4



4.0 5

 **Repair item** Paint has peeled to the extent that bare wood or composition cladding materials are exposed to potential water damage. Exposed surfaces must be kept painted and caulked to prevent water penetration and damage. Qualified painter should renew paint/caulk as needed. Locations: garage pedestrian exterior door, first floor window at the center of the right exterior, and rear exterior window above the deck floor.



4.0 6



4.0 7



4.0 8



4.0 9

4.1 CLADDING, FLASHING, AND TRIM: MASONRY, STUCCO, STONE

Comments: Inspected

4.2 CLADDING, FLASHING & TRIM: VINYL

Comments: Inspected

Comment Vinyl siding is considered a "rain screen" cladding material, rather than the more common "rain barrier" materials. This means that a small amount of water is expected to get behind the siding, and therefore it is important to manage this water intrusion to prevent water damage. In a completed installation such as this, very few of the installation details behind the siding are accessible for inspection. However, in the very limited areas I was able to see, there is no weather-resistant barrier behind the siding. This was not required when this house was built, but the lack of weather-resistant barrier increases the chance of damage should water intrusion occur. While I did not see any damage caused by this, I cannot rule out water intrusion causing damage. In our experience we rarely find actual damage caused by the lack of weather-resistant barrier behind the vinyl siding.

4.3 DOORS (Exterior)

Comments: Inspected

4.4 WINDOWS

Comments: Inspected



Repair Item One or more exterior wood components (jambs, casings, sash, etc.) are deteriorated at the following window(s): front right window in the primary bedroom. Damaged window components should be replaced to prevent further damage and possible water penetration to the wall assembly around the windows. Repairs should be performed by a qualified contractor.



4.4 1

4.5 OVERHEAD DOOR(S)

Comments: Inspected

Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Test the reversing mechanism by laying a 2x4 block of wood flat on the floor and closing the door on the block. The door should reverse. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended.

Comment The garage door(s) were operated and found to be functional. Hardware fastening together and supporting the door(s) appears to be in adequate condition.



Repair item A portion of the weather stripping at the garage door is deteriorated. Repairs should be performed to prevent water penetration into the garage. Repairs should be performed by a qualified contractor.



4.5 1



Repair item There is a gap between lower corner of the garage door and the concrete floor in the

garage. We recommend weather stripping is added to eliminate this gap. Repairs are recommended by a qualified overhead door contractor.



4.5 2

4.6 GARAGE DOOR OPERATORS

Comments: Inspected

The sensors are in place for garage door(s) and will reverse the door.

Comment The automatic garage door opener(s) reversed properly when they struck a 2 inch block on the floor. Be sure to test this important safety feature monthly according to manufacturers instructions.

4.7 EXTERIOR GRADING AND RETAINING WALLS

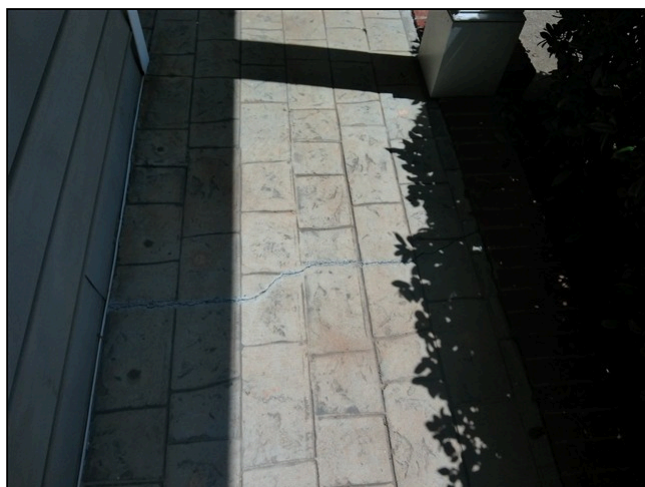
Comments: Inspected

4.8 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

Comment Most exterior wood decks that are more than a few years old do not meet current building code standards for deck construction. Our inspection is not for code compliance, it is for functional adequacy. If you anticipate unusually heavy loads on this deck you may want to have it brought up to current code standards, which are intended to provide a higher level of safety.

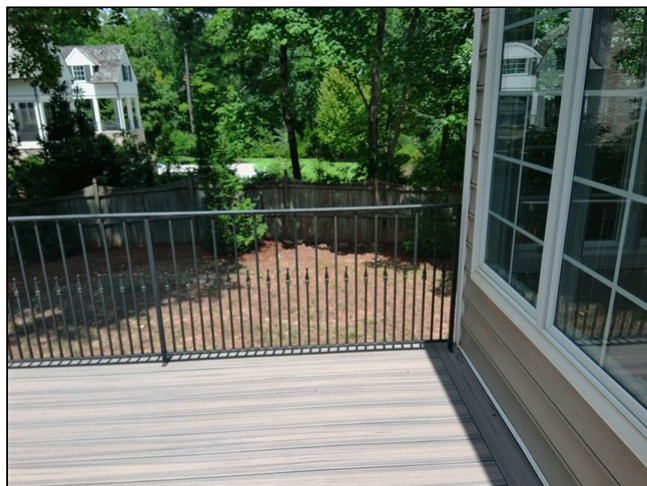
Comment A crack was noted in the front porch concrete floor. Recommend monitoring cracks over time for evidence of movement.



4.8 1



Repair item The deck safety railing is loose where it meets the rear left corner of the sunroom. Loose railings do not provide intended level of fall protection, a safety hazard. Repairs should be performed by a qualified contractor.



4.8 2

4.9 DRIVES, WALKS, PATIOS

Comments: Inspected

Typical cracks were observed in the driveway.



4.9 1



4.9 2

4.10 VEGETATION

Comments: Inspected



Repair Item Vegetation (bushes, etc.) is in contact with the exterior of the house. This condition is conducive to decay and termite infestation, and limits inspection. Vegetation needs to be trimmed back away from the house.



4.10 1

5. Plumbing System

Plumbing system inspection includes a brief test of all readily accessible fixtures and regularly used faucets. We do not test faucets that have appliances attached to them. We do not open/close shutoff valves such as main shutoff valve and fixture shutoff valves. Inspection is limited to interior, basement, and crawl space components. Underground and concealed pipes are not inspected. Private water supply and private sewage systems are not inspected, and water quality is not tested.

Plumbing repair items: plumbing items are generally cited because they cause leakage that can result in damage, excess moisture, or mold growth; because they represent health or safety hazards, or because they do not function as intended.

Most plumbing system repairs should be made by licensed plumbing contractors. Some simple repairs can be made by a skilled handy-man or homeowner.

Styles & Materials

Plumbing Water Distribution (interior only): Polybutylene plastic	Plumbing Waste: PVC	Water Heater Capacity: 50 gallon
Water Heater Location: Attic	Water Heater Power Source: Gas	Water temperature: 120 Degrees F.
Water Shut Off Valve: Interior Closet		

Items

5.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected
Comment Water filtration systems are outside the scope of a home inspection.



5.0 1



Investigate further Polybutylene plastic water supply pipes are installed in this house. A higher rate of failure resulting in leakage has been reported with this type of pipe than with most other types of water supply pipe, but no active leaks were noted at the time of inspection. There has been no recall of this type of pipe, and it is found in thousands of houses built in this area in the 1980's and early 1990's. Many of the failures resulted from plastic pipe fittings used in earlier generations of this type of pipe. Later use of metal fittings significantly reduced the incidence of failures, but the pipe itself is thought to be more susceptible to failure than other types of water supply pipe. We cannot inspect every fitting but the fittings we observed in this installation are metal. Note that class action settlements have been reached in regard to failure of this type of pipe, but they have expired and no funds remain to reimburse homeowners. For additional information about this type of pipe visit the website(s) listed below, and/or contact a licensed plumbing contractor. <http://www.polybutylene.com>



5.0 2



5.0 3



5.0 4

5.1 FIXTURES & FAUCETS: SINKS, LAVATORIES

Comments: Inspected

 **Repair Item** Repair is needed to a plumbing valve that leaks around its handle when the water is turned on (this is known as a faucet stem leak). Location(s): left sink in the second floor bathroom and left sink in the primary bathroom. All leaks require prompt repair to prevent damage and wasted water. Repairs should be performed by a qualified plumbing contractor.



5.1 1



5.1 2

 **Repair item** The kitchen sink faucet is loose where it mounts to the sink or countertop. It must be secure to prevent leakage. Repairs should be performed by a qualified contractor.



5.1 3

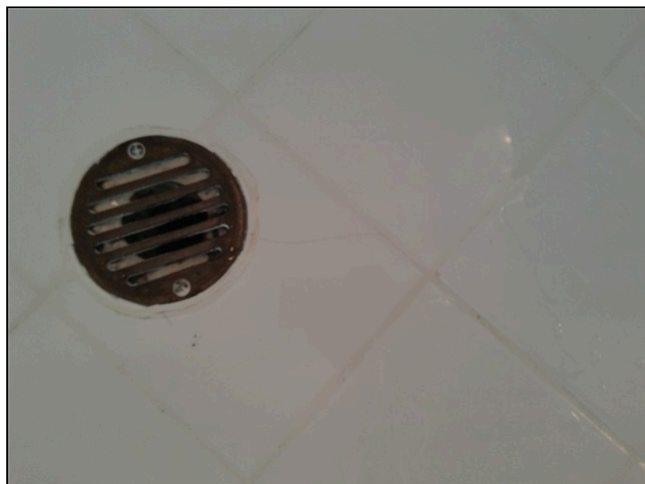
5.2 FIXTURES & FAUCETS: COMMODOES, URINALS, BIDETS

Comments: Inspected

5.3 FIXTURES & FAUCETS: TUBS AND SHOWERS

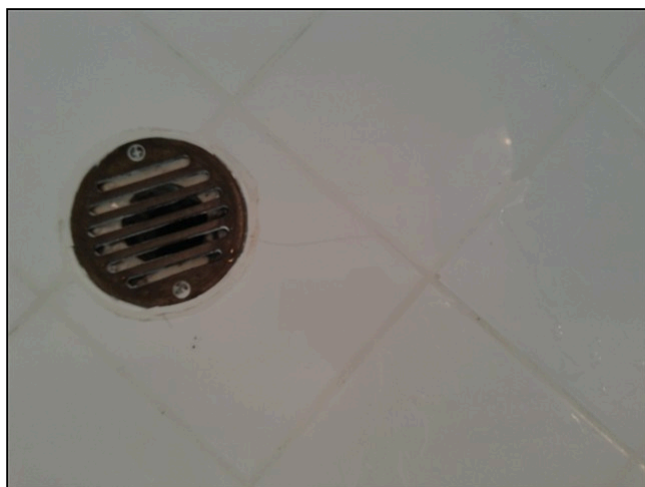
Comments: Inspected

 **Repair Item** Drainage is slow at the following fixture(s): primary bath shower. Fixture does not drain properly. If use of common drain cleaner does not correct the problem, repairs should be performed by a qualified plumbing contractor.



5.3 1

Comment There is a small hairline crack in a floor tile at the primary bath shower. At this time, this does not appear to have a significant adverse affect. If the crack in the tile worsens, contact a qualified contractor for further investigation.



5.3 2

Comment The access panel to the whirlpool tub motor and to parts of the area under the tub is sealed in place and I could not remove it. Conditions in those areas could not be inspected and are unknown.

5.4 FIXTURES AND FAUCETS: LAUNDRY, HOSE BIBS, MISC.

Comments: Inspected

5.5 CERAMIC SHOWER

Comments: Inspected

Ceramic tile showers depend on the "shower pan" under the tiles to prevent leakage. This pan is not visible for inspection. To test for leakage we ran water in the shower as one would when using the shower and then looked under/around it for signs of leakage. After this test there were no visible indications of active leakage under or around the shower.

5.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.7 DOMESTIC WATER HEATING EQUIPMENT

Comments: Inspected

Comment The water heater is approximately 6 years old. It was functional and showed no signs of active leakage at time of inspection. However, all water heaters eventually leak, and some plumbing

professionals recommend replacing water heaters once they reach ten years, especially when they are installed in a location where leakage could cause significant damage. There is an overflow pan under this water heater, but be aware that overflow pans do not always prevent damage when leakage occurs. Recommend replacing water heater when it reaches 10 years old



5.7 1

5.8 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

6. Electrical System

Inspection of the electrical system includes visual examination of readily accessible components and random sampling of electrical devices. We remove the covers of the main disconnect and main distribution panels (i.e., the panels where the majority of the breakers or fuses are located); no other covers or cover plates are normally removed. We look for adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. All low-voltage wiring (such as telephone, communications, computer, video, audio, security system, landscape lighting) is excluded from the inspection. See N.C. Standards of Practice section .1110 for details.

Electrical repair items: almost all electrical repair items are cited because they represent a safety hazard (shock or fire hazards). Even items that indicate non-functional devices may have safety implications.

Electrical system repairs should be made by a licensed electrical contractor.

Styles & Materials

Electrical Service Entrance: Underground Service #4/0 Aluminum	Main Panel Capacity: 200 AMP	Service voltage: nominal 120/240-volt
Main Panel Location: Garage	Sub-panel Location: Garage	Panel Type: Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Non-metallic sheathed cable (Romex)	Grounding Type: Driven Rod
Smoke Alarms: Present		

Items

6.0 SERVICE ENTRANCE & SYSTEM GROUND

Comments: Inspected
Comment There is an underground service with a ground rod.



6.0 1

6.1 MAIN AND DISTRIBUTION ELECTRICAL PANELS

Comments: Inspected

Comment The main panel is located in the garage. There is also a sub-panel in the garage.



6.1 1



6.1 2



6.1 3



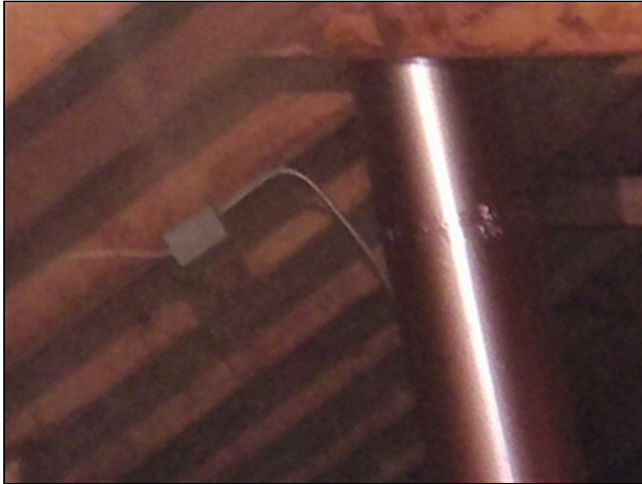
6.1 4

6.2 BRANCH CIRCUIT CONDUCTORS

Comments: Inspected



Repair Item Apparently abandoned or unused high-voltage electrical cables are not properly terminated with wire nuts and enclosed in covered junction boxes, a potential shock hazard. As a general rule, unless both ends of abandoned cables can be seen in the same space (to assure that they are disconnected from the electrical system) they should be terminated or removed. Simply testing them for voltage cannot determine with certainty that they are disconnected, as there could be a switch or breaker that is turned off and could later be turned on and energize the cable. Electrical system defects are safety hazards and should be promptly repaired by a licensed electrician. Locations: upper attic (where an attic fan was removed).



6.2 1

6.3 CONNECTED DEVICES AND FIXTURES

Comments: Inspected



Investigate Further The following devices would not respond to switches, or switches could not be located to turn them on: exterior light by the garage pedestrian exterior door. Check fixtures with known working bulbs, or check with the current owner. If new bulbs do not correct the problem, an electrician should be contacted for evaluation and to complete any needed repairs.



6.3 1



Repair Item A light fixture mounted to the exterior wall is loose or are not sealed where the fixture meets the wall; this can allow water to enter and reach wiring behind the fixture, a safety hazard. Secure and caulk fixture to wall to prevent water entry. Location: light outside the garage pedestrian exterior door.



6.3 2

6.4 RECEPTACLES

Comments: Inspected

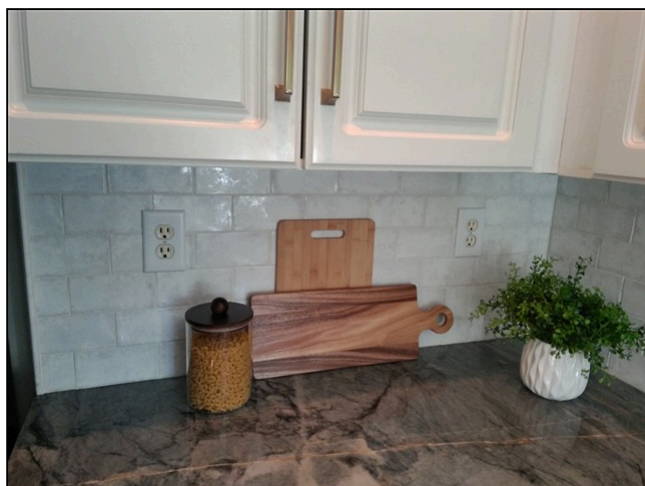
6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

Improvement Ground fault circuit interrupter (GFCI) protection is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. GFCI devices are to be installed to reduce the chance of shock at receptacles in many potentially wet or damp locations. Electrical standards have changed over the years, in that when first promulgated in the early 1970's the GFCI devices were required in only a few locations, and since then numerous other locations have been added. We report the lack of GFCI devices in older homes as an **Improvement** because they likely were not required when the house was built, and there is no statutory requirement for upgrades. We recommend adding ground fault circuit interrupter (GFCI) protection to meet today's stricter standards at receptacles in potentially wet or damp locations, such as kitchen, bathroom, exterior walls, garages and carports. Location: laundry room.



Repair Item Ground fault circuit interrupter (GFCI) protection is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. GFCI devices are to be installed to reduce the chance of shock at receptacles in many potentially wet or damp locations. Electrical standards have changed over the years, in that when first promulgated in the early 1970's the GFCI devices were required in only a few locations, and since then numerous other locations have been added. We report the lack of GFCI devices for repair where in our opinion they were required when the house was built or remodeled, or where the receptacles appear new enough that they would have been required to have GFCI protection when installed. Licensed electrician should install GFCI protection to provide the level of safety required when the receptacles were installed at two receptacles in the kitchen furthest away from the kitchen sink..



6.5 1

6.6 SMOKE ALARMS

Comments: Inspected



Repair item One or more smoke alarms appear to be more than ten years old. The National Association of State Fire Marshals recommends replacing alarms after ten years as they are typically not designed to operate longer than that. Working smoke alarms are an essential fire safety component of the home.



6.6 1

6.7 CARBON MONOXIDE ALARMS

Comments: Inspected

6.8 ADDITIONAL INFORMATION REGARDING THE ELECTRICAL INSPECTION

Comments: Not Inspected

Comment A generator panel and wiring are installed. Generators and related wiring are speciality equipment that is outside the scope of the home inspection service, and accordingly these components were not inspected and not tested. Recommendation: consider having this equipment checked by a licensed electrician who has experience with generator systems.



6.8 1

7. Heating / Central Air Conditioning

Be advised that mechanical equipment can fail without warning at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover replacement or repair.

It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.

Styles & Materials

Heating System Type: Gas-fired forced-air furnace Space heater	Heating System Approx. Age: 11 - 15 yrs	Cooling System Type: Electric central air conditioning system, forced air distribution
Cooling System Approx. Age: 11-15 yrs	Fireplaces: Direct-vent gas fireplace	Number of central heat systems: Two
Number of central AC systems: Two		

Items

7.0 HEATING EQUIPMENT

Comments: Inspected

Comment: The furnaces responded to thermostatic controls and produced temperature rises within the normal operating range.

Comment: The furnace in the crawl space has an older type of ventilation system. We recommend this is checked by the heating contactor at each of the normal bi-annual service appointments.



7.0 1

7.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Comment: The air conditioning systems responded to thermostatic controls and produced temperature differentials within the normal operating range.

Comment: The electric space heating and air conditioning system in the sunroom was testing in the air conditioning function and was found operation.

7.2 HEATING AND COOLING DISTRIBUTION SYSTEMS

Comments: Inspected

The heat is distributed through a duct system. A duct system is generally defined as the continuous system of pipes through which conditioned or return air circulates within a structure. The system is usually considered to include the plenum, duct connections, boots, registers, fans, and all other air

handling and air moving equipment with exclusion of the furnace itself.



Maintenance The HVAC system filter on the second floor is overdue for changing. Clean filters are needed for proper and efficient system function and indoor air quality.



7.2 1



Maintenance Most of the interior of the duct system is not visible for inspection. Limited areas that are visible are dirty to the degree that duct cleaning is recommended. Dirty ducts can decrease operating efficiency and can pose a health hazard. Duct cleaning is typically performed by duct cleaning specialist or licensed heating contractors.



7.2 2



7.2 3

7.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.4 GAS FIRELOGS AND FIREPLACES

Comments: Inspected

Comment: The gas logs were operated and found to be functional. Be sure to follow the manufacturer's instructions for proper operation.



7.4 1



7.4 2



Investigate Further The gas log fireplace was operational at the time of the inspection. However, the remote control provided did not operate the gas logs. We recommend check the batteries in the remote control and the remote control module and replace as needed. If the remote control does not function with known functional batteries, contact a qualified gas fireplace technician for further investigation and repairs.



7.4 3

7.5 ADDITIONAL HEATING/COOLING SYSTEM ITEMS

Comments: Inspected

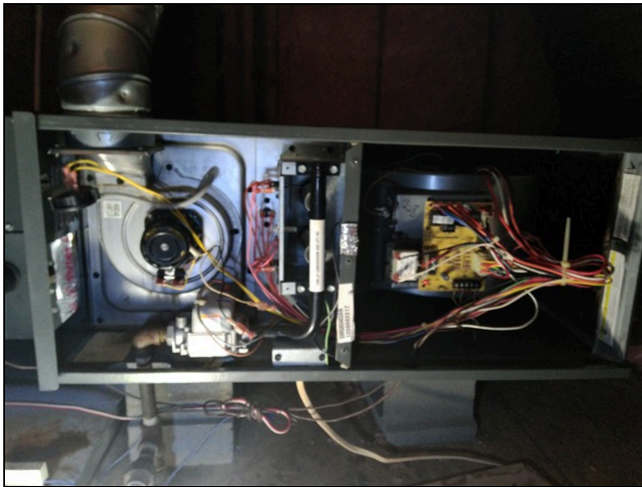
Investigate Both of the heating and air conditioning equipment systems are approximately 13-14 years old. Typical service life for this type of equipment is 12-15 years, though some fail sooner and some lasts longer. With equipment of this age, you should have it further inspected by a licensed heating contractor, and budget for its replacement at any time.



7.5 1



7.5 2



7.5 3



7.5 4

7.6 HVAC INSPECTION PROCEDURES

Comments: Inspected

In addition to visual inspection of equipment, we operated the furnace and confirmed function. We opened the furnace burner area panel for inspection. We do not open air handler, evaporator, or condenser panels, unless there are filters in the air handler compartment. We operated the central AC system and confirmed function.

7.7 METAL & PLASTIC FLUES AND VENTS

Comments: Inspected

8. Interior, Garage, and Attic

Inspection of major interior components is based on visual inspection made without moving furniture, rugs or carpets, or personal belongings. Note that inspection of interior components is for structural or functional defects, not cosmetic defects. Paint, wallpaper, carpeting, window treatments, and recreational equipment are excluded.

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

The home inspection service does not specifically include inspection for the existence of or potential for mold or mold-related damage in the home. If you have concerns about mold or other indoor air quality issues we recommend that you obtain further information from sources listed below, and/or contract for mold screening/sampling services. For further information regarding the issues of mold and other indoor air contaminants we recommend that you visit the Environmental Protection Administration at http://www.epa.gov/iaq/molds/i-e-r_plan.html

Items

8.0 WALLS

Comments: Inspected

Comment One or more hairline cracks were observed in interior walls. These are common to houses of this age and do not appear to require other than cosmetic measures to correct.

8.1 CEILINGS

Comments: Inspected

Comment One or more hairline cracks were observed at interior ceilings. These are common to houses of this age and do not appear require other than cosmetic measures to correct.

8.2 FLOORS

Comments: Inspected

Comment Common floor squeaks were noted in several areas of the home. Floor squeaks typically do not represent a significant structural problem. The best time to address floor squeaks is usually when the floor covering is replaced.

8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

 **Repair item** The countertop in the laundry room is loose. We recommend it is secured in place by a qualified technician.



8.3 1

-  **Repair item** The sink base cabinet door at the right sink in the primary bathroom rub together. This can deteriorate the finish of the cabinet doors. Also, the doors should be adjusted to open and close with ease as intended. Repairs are recommended by a qualified contractor.



8.3 2

-  **Repair Item** The joint between the countertop and the backsplash at the primary bathroom is open and subject to damage from water penetration. Renew caulk joint as needed to prevent water from entering behind the cabinet.

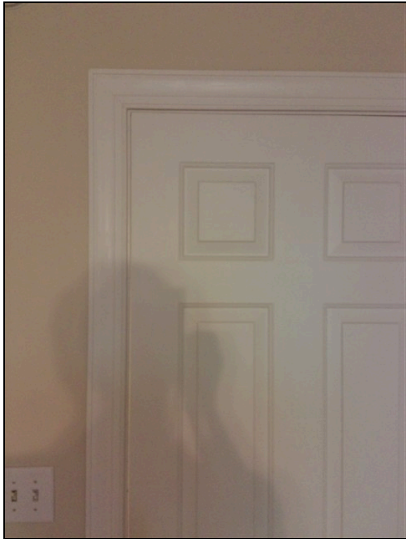


8.3 3

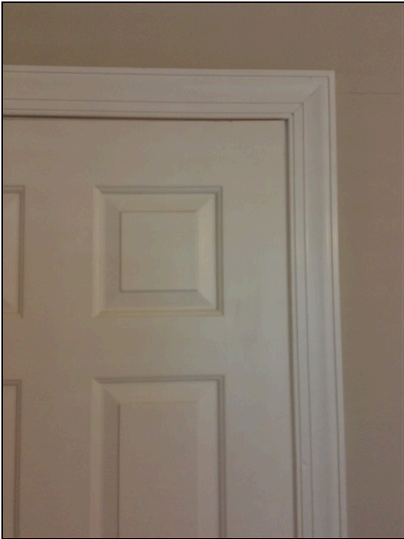
8.4 DOORS & WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

 **Repair Item** The following interior door(s) do not open/close and/or latch properly: second floor recreation room door, dining room door, and larger closet door in the primary bedroom. Qualified technician should repair/adjust as needed for proper operation.



8.4 1



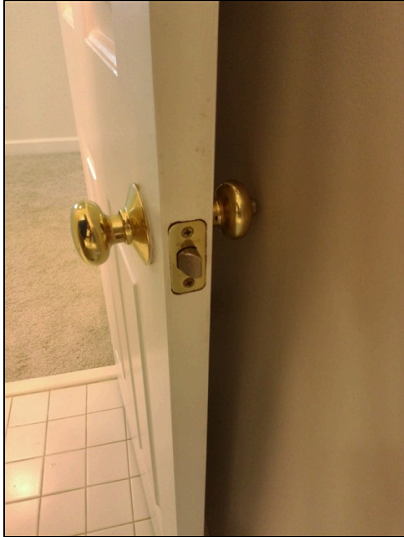
8.4 2



8.4 3



Repair item Missing or defective doorstops were noted. This condition could allow damage to adjoining wall covering or to door. Recommend repair or install doorstops to prevent damage. Any repairs should be performed by a qualified technician.



8.4 4



8.4 5



Repair item There are holes in the back side of the primary bathroom door. We recommend repairs are performed to restore the door. Repairs are recommended by a qualified contractor.



8.4 6

8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

Improvement The interior stair and safety railing components are typical for the age of the home, but do not meet all current safety standards. There is no requirement for repair, but as a recommended safety improvement you should consider modifying the railings to meet current standards.



8.5 1

8.6 ATTIC

Comments: Inspected



Repair item One or more screens is torn at an attic vent. Location: front gable end vent. This can allow small animals and insects to enter the attic. Replace damaged/missing screening. Repairs should be performed by a qualified contractor.



8.6 1

Improvement Attic access doors leading into attic spaces seldom seal adequately and often are not well insulated. As a result, a significant energy loss can occur at these accesses and around their openings. There are many consumer products available to improve the insulation around or above these access openings. We recommend you consider these options.

8.7 GARAGE INTERIOR

Comments: Inspected

Comment: Cracks were noted in garage slab. Recommend monitoring cracks over time for evidence of movement.



8.7 1



8.7 2

8.8 ADDITIONAL INTERIOR INFORMATION

Comments: Inspected

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

9.0 ABOUT APPLIANCE INSPECTIONS

Comments: Inspected

Only the following appliances are part of the home inspection service, per NC Home Inspector Licensure Board standards: (1) Installed dishwasher(s), through a complete cycle; (2) Range(s), cook top(s), and permanently installed oven(s); (3) Trash compactor(s); (4) Garbage disposal(s); (5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s).

If specifically requested we may also inspect certain other appliances such as refrigerators, but be aware that any other appliances are outside normal scope, are only inspected as a courtesy, and we will not be liable for any undiscovered defects in other appliances.

Also be aware that we do not attempt to determine age of appliances.

9.1 RANGE HOOD OR KITCHEN EXHAUST FAN

Comments: Inspected

9.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

9.4 DISHWASHER

Comments: Inspected

9.5 FOOD WASTE DISPOSER

Comments: Inspected