

Inspection Report

**Martin Nusbaum
Jacqueline Nusbaum**

Property Address:
104 Bergeron Way
Cary NC 27519



Fuster Home Inspections, LLC

**Alan D. Brown 1505
919-669-0163**



Steve Fuster

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Date: 8/20/2026	Time: 08:30 AM	Report ID: AB082026-1
Property: 104 Bergeron Way Cary NC 27519	Customer: Martin Nusbaum Jacqueline Nusbaum	Real Estate Professional: Kelly Shields

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.

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

Building Status:

Occupied with a normal amount of interior furnishings

Reported/Approximate Age of

Building:

31 to 35 Years

Type of building:

Single Family Residential

Attendees:

Client

Weather:

Clear

Outside Temperature:

80 - 90 degrees

Precipitation:

No Rain During Inspection

Ground/Soil surface condition:

Dry

Summary

Fuster Home Inspections, LLC

919-669-0163

Customer

Martin Nusbaum
Jacqueline Nusbaum

Address

104 Bergeron Way
Cary NC 27519

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 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 also contains information about the reasons why certain repairs are important, and recommendations regarding the types of contractors or tradesmen who should perform the repairs.

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

1. Lot and Grounds

1.0 DRIVEWAY

Repair or Replace



The driveway has cracked and heaved. Uneven walking surfaces are a tripping hazard. Driveway should be properly repaired or replaced as needed for safety by a qualified contractor.



1.0 Item 1(Picture) The driveway has cracked and heaved

1.1 WALK

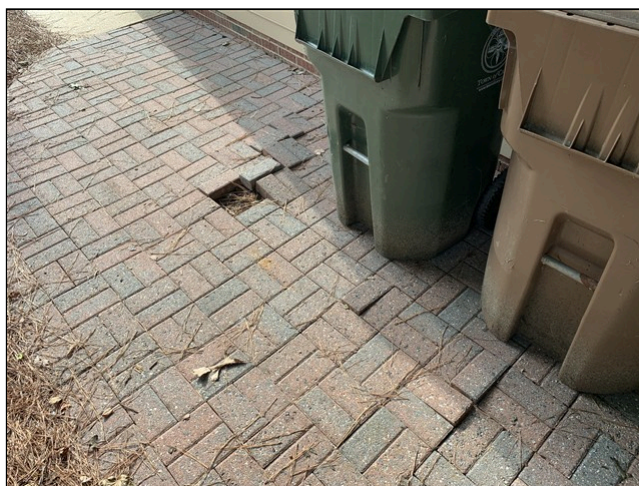
Repair or Replace



The front concrete walk has cracked and heaved and the right side brick walk is heaved and uneven. Uneven walking surfaces are a tripping hazard. Should be properly repaired or replaced as needed for safety by a qualified contractor.



1.1 Item 1(Picture) The front concrete walk has cracked and heaved



1.1 Item 2(Picture) Right side brick walk is heaved and uneven

2. Exterior

2.1 WALL CLADDING; HARD BOARD

Repair or Replace



(1) Gaps are visible at joints between sections of hard board siding in several areas around house. These gaps are normally sealed to prevent water penetration which can lead to deterioration and fungus growth. Gaps should be properly repaired as needed by a qualified contractor.



2.1 Item 1(Picture) Gaps are visible at joints between sections of hard board siding in several areas around house



(2) Hard board siding is deteriorated to upper left of fixed window over front door and to upper right of window to left of front stoop. Siding should be fully evaluated and all deteriorated areas should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement of siding should also be replaced.



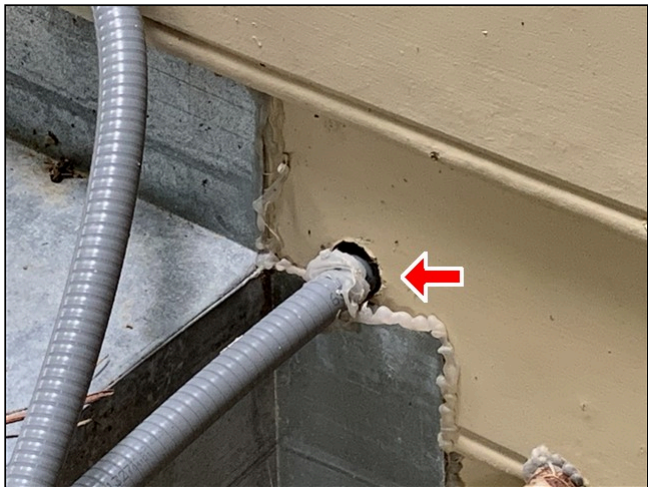
2.1 Item 2(Picture) Hard board siding is deteriorated



2.1 Item 3(Picture) Hard board siding is deteriorated



(3) Gap not sealed where gas pack wire conduit penetrates hard board siding at left side of house. Gap should be properly sealed by a qualified contractor to help prevent water penetration and deterioration.



2.1 Item 4(Picture) Gap not sealed where gas pack wire conduit penetrates hard board siding at left side of house

2.2 TRIM, SOFFIT AND FASCIA

Repair or Replace

(1) Trim deteriorated at top left over fixed window over front door, at base near shingles at center of rear lower roof, at lower left of left rear curved fixed window (viewed from rear) and near rear of right side of house at angled section. All deteriorated areas should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement should also be replaced.



2.2 Item 1(Picture) Trim deteriorated



2.2 Item 2(Picture) Trim deteriorated



2.2 Item 3(Picture) Trim deteriorated



2.2 Item 4(Picture) Trim deteriorated



(2) Rake deteriorated at left edge of roof near left end of gutter at lower right of rear upper roof (viewed from rear). All deteriorated sections of rake should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement should also be replaced.



2.2 Item 5(Picture) Rake deteriorated

2.3 EXTERIOR DOORS

Repair or Replace



Front storm door does not operate properly (door does not latch). Should be properly repaired as needed by a qualified contractor for ease of operation and for security.

2.5 GARAGE DOOR OPENER

Repair or Replace



The garage door opener does not automatically reverse when the door meets resistance while closing. This is a safety concern. Opener should be properly repaired or replaced as needed for safety by a qualified contractor.

2.6 STEPS

Repair or Replace



Riser heights are uneven at front steps. Distance from lower step to walk is greater than other steps in run. Uneven riser heights are a tripping hazard. Should be properly repaired as needed for safety by a qualified contractor.



2.6 Item 1(Picture) Riser heights are uneven at front steps

2.9 PATIO

Repair or Replace



Rear brick patio is uneven. Uneven walking surfaces are a tripping hazard. Should be properly repaired as needed for safety by a qualified contractor.



2.9 Item 1(Picture) Rear brick patio is uneven

3. Roofing

3.0 ROOF COVERINGS

Repair or Replace



(1) Lifted shingles visible at left edge of right front lower roof. Lifted shingles are more likely to be damaged by high winds and can allow water penetration. Should be properly repaired as needed by a qualified contractor.



3.0 Item 1(Picture) Lifted shingles visible at left edge of right front lower roof

3.1 ROOF FLASHINGS AND PENETRATIONS

Repair or Replace



(1) Flashing is lifted on roof at rear of chimney. Lifted flashing is vulnerable to water penetration which can lead to structure damage and fungus growth. Flashing should be repaired as needed by a qualified contractor.



3.1 Item 1(Picture) Flashing is lifted on roof at rear of chimney

4. Structural Components

4.5 FOUNDATION WATER CONTROL

Repair or Replace



Signs of minor water penetration visible in the crawl space at left front (efflorescence on foundation wall). Water penetration can lead to structure damage and fungus growth. This problem is normally remedied by better control of surface water. A qualified water control contractor should be contacted to determine and take the proper course of action.



4.5 Item 1(Picture) Signs of minor water penetration visible in the crawlspace at left front (efflorescence on foundation wall)

4.6 ADDITIONAL INFORMATION REGARDING THE STRUCTURAL INSPECTION

Repair or Replace



(1) Light fungus growth visible on main left to right girder at right front of crawlspace. When the building components have surface discolorations and decay typical of fungal growths, such as mold, mildew and wood destroying fungi, 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 certified professional such as an industrial hygienist should be consulted prior to purchasing the home.



4.6 Item 1(Picture) Light fungus growth visible on main left to right girder at right front of crawlspace

5. Insulation and Ventilation

5.4 MECHANICAL VENTILATION SYSTEMS

Repair or Replace

(1) There is no damper or screen installed at duct hood to rear of chimney. It is unclear what this duct hood serves (possibly combustion air supply for fireplace). Should be properly repaired as needed by a qualified contractor to help prevent small animals from entering duct.



5.4 Item 1(Picture) There is no damper or screen installed at duct hood to rear of chimney



(2) Damper does not fully close at dryer vent duct hood at rear over deck. This can allow small animals to enter and block duct. Duct hood should be properly repaired or replaced as needed by a qualified contractor.



5.4 Item 2(Picture) Damper does not fully close at dryer vent duct hood at rear over deck

6. Plumbing System

6.0 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Repair or Replace

(1) Water lines and drain trap not insulated at garage sink. Pipes in this area are vulnerable to freezing during cold times of year. Frozen pipes can burst resulting in leakage, water damage and

fungus growth. Insulation should be properly added where needed by a qualified contractor.



6.0 Item 1(Picture) Water lines and drain trap not insulated at garage sink



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



6.0 Item 2(Picture) Polybutylene pipe

6.2 SINKS; FIXTURES AND FAUCETS

Repair or Replace



(1) Water visible leaking from base of faucet handle when operating water at the third floor bathroom sink. Should be properly repaired as needed by a licensed plumbing contractor. Leakage is a waste of water and could lead to damage and fungus growth.



(2) Water flow weak at the right master bathroom sink. This could indicate a problem with the fixture or with another plumbing system component. Should be properly repaired as needed by a licensed

plumbing contractor.



(3) Sink loose in garage. Movement of sink can cause damage to water and drain pipes which can lead to water damage and fungus growth. Sink should be properly secured to wall and/or floor as needed by a qualified contractor to prevent movement.

6.6 HOSE FAUCETS

Repair or Replace



Anti-siphon device missing at exterior hose faucets. An anti-siphon device is designed to prevent back-flow of water in the event of a pressure change. Anti-siphon should be properly added where needed for safety by a qualified contractor.

6.7 WATER HEATER

Repair or Replace



(1) Water heater flue is leaning on left rear roof (viewed from rear). When a flue is leaning this suggests it is loose and/or not stable. Should be properly repaired as needed by a licensed plumbing contractor to help prevent movement, water penetration or detachment.



6.7 Item 1(Picture) Water heater flue is leaning on left rear roof (viewed from rear)



(2) Water temperature over 150°F. when measured at the half bathroom sink, which is a high setting and a scalding hazard. Water heater should be adjusted or properly repaired if needed for safety by a licensed plumbing contractor to ensure a maximum water temperature of 120°F.



6.7 Item 2(Picture) Water temperature over 150°F. when measured at the half bathroom sink

7. Electrical System

7.1 MAIN ELECTRICAL PANEL

Repair or Replace

(1) Base of inner cover is heavily rusted at left side main electric panel. Panel should be fully evaluated and properly repaired as needed by a licensed electrical contractor for safety. Heavy rust suggest that water has been moisture within the panel.



7.1 Item 1(Picture) Base of inner cover is heavily rusted at left side main electric panel



(2) Screw missing which secures inner cover of left side main electric panel. Panel covers should be firmly secured to help prevent accidental displacement which can leave live wires exposed and create a shock hazard. Missing screw(s) should be properly replaced for safety by a qualified contractor.

7.4 ELECTRICAL OUTLETS, SWITCHES AND JUNCTION BOXES**Repair or Replace**

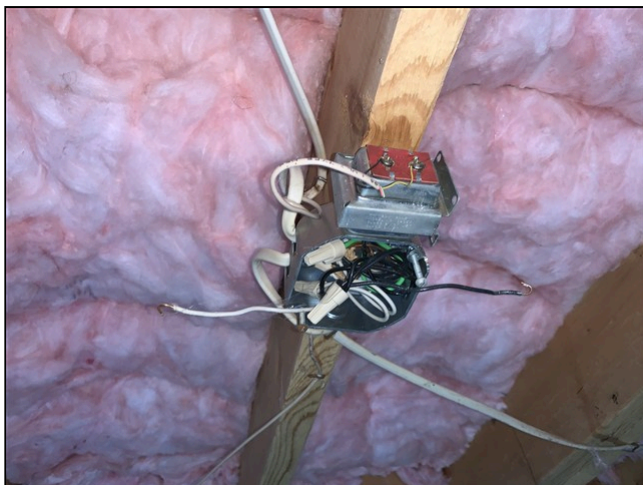
(1) Electrical outlets loose to right of front stoop, in second floor hall to right of stairs to third floor and at left side of breakfast area. Loose outlets can lead to loose wire connections and a shock hazard. Should be properly repaired as needed by a licensed electrical contractor for safety.



(2) The light switch at the base of stairs in the entrance hall looks to be non-functional. As a result the light serving the stairs can only be turned on/off from the top of the stairs. This is a safety concern. Should be properly repaired as needed by a licensed electrical contractor.



(3) Electrical junction box mixing cover at left front of crawl space. Light fixture looks to have been removed from junction box leaving live wires exposed. Should be properly repaired as needed for safety by a licensed electrical contractor.



7.4 Item 1(Picture) Electrical junction box mixing cover at left front of crawl space

7.5 GFCI DEVICE (GROUND FAULT CIRCUIT INTERRUPTER)

Repair or Replace

(1) There is no ground fault circuit interrupt (GFCI) protection at electrical outlet at small counter at front left in kitchen. This poses an electric shock hazard. GFCI protection should be properly added where needed for safety by a licensed electrical contractor.

7.6 OTHER INSTALLED ELECTRICAL FIXTURES**Repair or Replace**

(1) Light does not work at right wall in third floor bathroom and in the front bedroom closet. Bulb may be burned out or missing and should be replaced. If light still does not work, it should be properly repaired as needed by a licensed electrical contractor.



(2) Light flickers in the third floor bathroom over the sink. Bulb should be properly replaced. If flickering continues, fixture should be properly repaired or replaced as needed by a licensed electrical contractor.



(3) Ceiling fan unbalanced and shaking when in use in the living room. This condition can eventually cause the fan to fall and is a safety concern. Should be properly adjusted or repaired as needed for safety by a licensed electrical contractor.

8. Heating & Air Conditioning**8.0 HEATING: FORCED AIR FURNACE****Repair or Replace**

(1) Furnace flue is leaning on rear upper roof. When a flue is leaning this suggests it is loose and/or not stable. Should be properly repaired as needed by a licensed HVAC contractor to help prevent movement, water penetration or detachment.



8.0 Item 1(Picture) Furnace flue is leaning on rear upper roof

8.3 FUEL STORAGE AND DISTRIBUTION**Repair or Replace**

(1) Gas line rusted near left side gas pack. Deterioration of gas line is a safety concern. Should be properly repaired or replaced as needed by a licensed plumbing contractor.



8.3 Item 1(Picture) Gas line rusted near left side gas pack

9. Interior

9.0 WALLS, FLOORS AND CEILINGS

Repair or Replace



(1) Gaps visible between some wall tiles at the third floor bathroom shower. Should be properly repaired as needed by a qualified contractor to help prevent water penetration which can lead to damage and fungus growth.



9.0 Item 1(Picture) Gaps visible between some wall tiles at the third floor bathroom shower

9.2 INTERIOR DOORS

Repair or Replace



(1) Door does not operate properly (door binds, does not latch, etc.) to master bedroom closet, second floor hall bathroom, to rear bedroom and closet, at right rear bonus room closet and at rear of living room. Should be properly repaired as needed by a qualified contractor for ease of operation and for security.



(2) Door stop missing at third floor bathroom closet door, third floor closet door, second floor hall closet door, closet door in front bedroom, closet doors and rear bedroom and at doors at rear of living room. Should be properly replaced where needed to help prevent wall damage.



(3) Weather stripping missing at attic access doors at third floor. Weather stripping should be properly added where needed for efficiency and comfort.



9.2 Item 1(Picture) Weather stripping missing at attic access doors at third floor



(4) Attic areas are not fully floored. This is a safety concern due to ease of access. Locks should be added to access doors for safety to help prevent one, especially a child, from accidentally stepping onto unfloored areas.

10. Built-In Kitchen Appliances

10.2 GARBAGE DISPOSAL

Repair or Replace



Wire clamp/bushing missing where electrical wire penetrates base of garbage disposal. With clamp/bushing missing wire is vulnerable to damage due to vibration caused by operation of unit. Clamp should be properly installed for safety by a licensed electrical contractor.



10.2 Item 1(Picture) Wire clamp/bushing missing where electrical wire penetrates base of garbage disposal

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Alan D. Brown

1. Lot and Grounds

		IN	NI	NP	RR	Styles & Materials
1.0	DRIVEWAY				•	Driveway Materials: Concrete
1.1	WALK				•	Walk Materials: Brick Concrete
1.2	EXTERIOR GRADING	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

 **1.0** The driveway has cracked and heaved. Uneven walking surfaces are a tripping hazard. Driveway should be properly repaired or replaced as needed for safety by a qualified contractor.



1.0 Item 1(Picture) The driveway has cracked and heaved

 **1.1** The front concrete walk has cracked and heaved and the right side brick walk is heaved and uneven. Uneven walking surfaces are a tripping hazard. Should be properly repaired or replaced as needed for safety by a qualified contractor.



1.1 Item 1(Picture) The front concrete walk has cracked and heaved



1.1 Item 2(Picture) Right side brick walk is heaved and uneven

2. 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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING; FIBER CEMENT	•				Cladding Material: Fiber Cement Hard Board
2.1	WALL CLADDING; HARD BOARD				•	
2.2	TRIM, SOFFIT AND FASCIA				•	Chimney Type: Metal Flue in Frame Enclosure
2.3	EXTERIOR DOORS				•	
2.4	GARAGE OVERHEAD DOOR	•				
2.5	GARAGE DOOR OPENER				•	
2.6	STEPS				•	
2.7	DECK	•				
2.8	CHIMNEY	•				
2.9	PATIO				•	
2.10	STOOP	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 Informational: House is mostly sided with hard board siding. Some hard board siding has been replaced with fiber cement siding.

 **2.1** (1) Gaps are visible at joints between sections of hard board siding in several areas around house. These gaps are normally sealed to prevent water penetration which can lead to deterioration and fungus growth. Gaps should be properly repaired as needed by a qualified contractor.



2.1 Item 1(Picture) Gaps are visible at joints between sections of hard board siding in several areas around house

 (2) Hard board siding is deteriorated to upper left of fixed window over front door and to upper right of window to left of front stoop. Siding should be fully evaluated and all deteriorated areas should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement of siding should also be replaced.

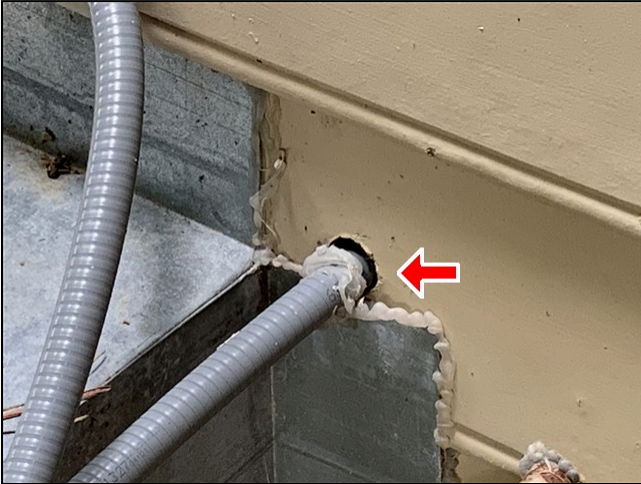


2.1 Item 2(Picture) Hard board siding is deteriorated



2.1 Item 3(Picture) Hard board siding is deteriorated

❧ (3) Gap not sealed where gas pack wire conduit penetrates hard board siding at left side of house. Gap should be properly sealed by a qualified contractor to help prevent water penetration and deterioration.



2.1 Item 4(Picture) Gap not sealed where gas pack wire conduit penetrates hard board siding at left side of house

(4) **Informational:** Hard board siding and trim should be inspected annually. Special attention should be paid to joints between sections of siding and trim, (butt joints), holes in siding from overdriven nails and where siding and trim meet other materials. Gaps should be properly sealed and materials thoroughly painted to maximize the service life of the siding and trim.

❧ **2.2** (1) Trim deteriorated at top left over fixed window over front door, at base near shingles at center of rear lower roof, at lower left of left rear curved fixed window (viewed from rear) and near rear of right side of house at angled section. All deteriorated areas should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement should also be replaced.



2.2 Item 1(Picture) Trim deteriorated



2.2 Item 2(Picture) Trim deteriorated



2.2 Item 3(Picture) Trim deteriorated



2.2 Item 4(Picture) Trim deteriorated

📏 (2) Rake deteriorated at left edge of roof near left end of gutter at lower right of rear upper roof (viewed from rear). All deteriorated sections of rake should be properly replaced (not filled with putty) by a qualified contractor to prevent continued deterioration, water penetration, structure damage and fungus growth. Any additional deteriorated materials discovered or exposed during replacement should also be replaced.



2.2 Item 5(Picture) Rake deteriorated

2.3 Front storm door does not operate properly (door does not latch). Should be properly repaired as needed by a qualified contractor for ease of operation and for security.

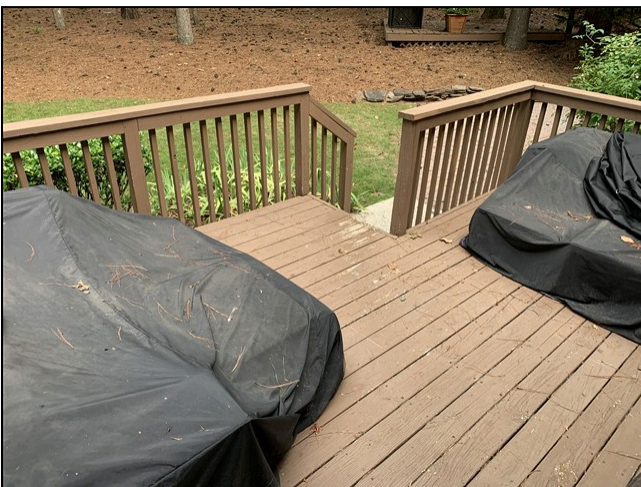
2.5 The garage door opener does not automatically reverse when the door meets resistance while closing. This is a safety concern. Opener should be properly repaired or replaced as needed for safety by a qualified contractor.

2.6 Riser heights are uneven at front steps. Distance from lower step to walk is greater than other steps in run. Uneven riser heights are a tripping hazard. Should be properly repaired as needed for safety by a qualified contractor.



2.6 Item 1(Picture) Riser heights are uneven at front steps

2.7 **Limitation:** Items on rear deck block full view of floorboards.



2.7 Item 1(Picture) Items on rear deck block full view of floorboards

 **2.9** Rear brick patio is uneven. Uneven walking surfaces are a tripping hazard. Should be properly repaired as needed for safety by a qualified contractor.



2.9 Item 1(Picture) Rear brick patio is uneven

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.

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

Roof drainage repair items: roof drainage 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.

		IN	NI	NP	RR	Styles & Materials
3.0	ROOF COVERINGS				•	Roof Covering: Asphalt/Fiberglass Shingles Method(s) Used To Inspect Roof: Viewed from ground with binoculars Viewed from upper story window Viewed with drone camera Roof Drainage: Gutters Downspouts
3.1	ROOF FLASHINGS AND PENETRATIONS				•	
3.2	ROOF DRAINAGE SYSTEMS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **3.0** (1) Lifted shingles visible at left edge of right front lower roof. Lifted shingles are more likely to be damaged by high winds and can allow water penetration. Should be properly repaired as needed by a qualified contractor.



3.0 Item 1(Picture) Lifted shingles visible at left edge of right front lower roof

(2) **Informational:** Roof was viewed, in part, with a drone camera.



3.0 Item 2(Picture)



3.0 Item 3(Picture)

 **3.1** (1) Flashing is lifted on roof at rear of chimney. Lifted flashing is vulnerable to water penetration which can lead to structure damage and fungus growth. Flashing should be repaired as needed by a qualified contractor.



3.1 Item 1(Picture) Flashing is lifted on roof at rear of chimney

(2) **Limitation:** Much of the roof flashing is located behind finished materials and not fully visible for inspection. Roof flashing can not be fully visually inspected.

(3) **Informational:** Leaks often occur at roof penetrations, (flues, vent pipes, duct hoods, chimneys, etc.). Flashings and sealants that prevent penetrations from leaking can dry out and crack over time. It is recommended that flashings and sealants be periodically checked and renewed/replaced as needed.

3.2 (1) **Informational:** Gutters and downspouts must be kept clear and free flowing. Gutters that hold water can sag, overflow and cause water penetration into structure which can lead to deterioration and fungus growth. Properties with trees will need regular attention to assure continued proper functionality. Downspouts should deposit water away from the foundation.

(2) **Limitation:** Some downspouts discharge into underground drainage pipes. Condition of underground drainage pipes and location of discharge points can not be verified.

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 roofs. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure and 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; 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 should be made by licensed general contractors.

Moisture penetration repairs should be made by qualified contractors.

Descriptions provided in Styles & Materials section below are intended only to provide basic information about the primary materials found in this house; they are not intended to be a comprehensive description.

Comments:

4.2 (1) Limitation: Insulation installed between floor joists in crawl space blocks full view of floor structure.

(2) Informational: Minor cracks visible in the garage concrete slab. Cracks are small (hairline) with no differential movement visible at time of inspection.



4.2 Item 1(Picture) Minor cracks visible in the garage concrete slab

 **4.5** Signs of minor water penetration visible in the crawl space at left front (efflorescence on foundation wall). Water penetration can lead to structure damage and fungus growth. This problem is normally remedied by better control of surface water. A qualified water control contractor should be contacted to determine and take the proper course of action.



4.5 Item 1(Picture) Signs of minor water penetration visible in the crawl space at left front (efflorescence on foundation wall)

 **4.6 (1)** Light fungus growth visible on main left to right girder at right front of crawlspace. When the building components have surface discolorations and decay typical of fungal growths, such as mold, mildew and wood destroying fungi, 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 certified professional such as an industrial hygienist should be consulted prior to purchasing the home.



4.6 Item 1(Picture) Light fungus growth visible on main left to right girder at right front of crawlspace

(2) **Limitation:** Attic area to rear of third floor viewed from opened access doors using a standard flashlight but not fully entered due to HVAC equipment blocking passage and visibility. Attic areas to right front of third floor (viewed from rear) and at left rear viewed from opened access doors using a standard flashlight but not fully entered due to stored belongings blocking passage and visibility. Attic area to right of third floor viewed from opened access panel using a standard flashlight but not fully entered due to lack of clearance and flooring. Attic areas not fully inspected.



4.6 Item 2(Picture) Stored belongings block full access to some attic areas



4.6 Item 3(Picture) Stored belongings block full access to some attic areas



4.6 Item 4(Picture) Stored belongings block full access to some attic areas



4.6 Item 5(Picture) Attic area to right of third floor not entered due to lack of clearance and lack of flooring

5. 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, (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.

		IN	NI	NP	RR	Styles & Materials
5.0	ATTIC INSULATION	•				Attic Insulation: Fiberglass
5.1	CRAWLSPACE INSULATION	•				Attic Ventilation: Gable Vent(s) Ridge Vents Soffit Vents
5.2	ATTIC VENTILATION	•				Crawl Space
5.3	CRAWLSPACE VENTILATION	•				Insulation: Fiberglass Batts: Sub-Floor
5.4	MECHANICAL VENTILATION SYSTEMS				•	Crawl Space
5.5	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)	•				Ventilation: Manual Foundation Vents Crawl Space Vapor Barrier: Present Bathroom Ventilation: Powered Vent Fan

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.3 Informational: In this climate the foundation vents should be kept closed during the summer months to keep warm, moist air out of the crawl space and to reduce condensation on duct work and other cool surfaces. The foundation vents can be opened during the winter months to allow the dryer winter air to ventilate the crawl space. Any vents directly in front of plumbing pipes should always be kept closed to prevent freezing in winter months. If the forecast calls for temperatures to not rise above freezing for several days you may wish to close the vents.

 **5.4 (1)** There is no damper or screen installed at duct hood to rear of chimney. It is unclear what this duct hood serves (possibly combustion air supply for fireplace). Should be properly repaired as needed by a qualified contractor to help prevent small animals from entering duct.



5.4 Item 1(Picture) There is no damper or screen installed at duct hood to rear of chimney

 (2) Damper does not fully close at dryer vent duct hood at rear over deck. This can allow small animals to enter and block duct. Duct hood should be properly repaired or replaced as needed by a qualified contractor.



5.4 Item 2(Picture) Damper does not fully close at dryer vent duct hood at rear over deck

(3) **Limitation:** Dryer vent duct inspected where visible for holes, properly attached sections and venting to exterior. Duct not checked for blockage which is not part of a normal home inspection.

6. 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. Anti-siphon devices and temperature balancing devices are not tested for functionality. Sinks, tubs and showers are not plugged and filled to test for leakage or to test overflow drains. We do not operate shut-off valves such as the main water shut-off valve and fixture shut-off valves. The inspection is limited to interior, basement, and crawl space components. Underground and concealed pipes are not inspected. Whether the water supply and sewage systems are public or private is not verified. Private water supply and private sewage systems are not inspected. 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.

Plumbing system repairs should be made by licensed plumbing contractors.

		IN	NI	NP	RR	Styles & Materials
6.0	WATER SUPPLY AND DISTRIBUTION SYSTEMS				•	Plumbing Water Distribution (interior only): Copper PEX Polybutylene Plumbing Waste: PVC Water Heater Location: Garage Water Heater Capacity: 50 Gallons Water Heater Type (Fuel): Natural Gas Water Shut Off Valve Location: Entrance Hall Closet Plumbing Water Supply (into home): Polybutylene
6.1	DRAIN, WASTE AND VENT SYSTEMS	•				
6.2	SINKS; FIXTURES AND FAUCETS				•	
6.3	TUBS AND SHOWERS; FIXTURES AND FAUCETS	•				
6.4	TOILETS	•				
6.5	MAIN WATER SHUT-OFF VAVLE	•				
6.6	HOSE FAUCETS				•	
6.7	WATER HEATER				•	
6.8	CERAMIC SHOWER	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

 **6.0** (1) Water lines and drain trap not insulated at garage sink. Pipes in this area are vulnerable to freezing during cold times of year. Frozen pipes can burst resulting in leakage, water damage and fungus growth. Insulation should be properly added where needed by a qualified contractor.



6.0 Item 1(Picture) Water lines and drain trap not insulated at garage sink

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



6.0 Item 2(Picture) Polybutylene pipe

 **6.2** (1) Water visible leaking from base of faucet handle when operating water at the third floor bathroom

sink. Should be properly repaired as needed by a licensed plumbing contractor. Leakage is a waste of water and could lead to damage and fungus growth.

🚰 (2) Water flow weak at the right master bathroom sink. This could indicate a problem with the fixture or with another plumbing system component. Should be properly repaired as needed by a licensed plumbing contractor.

🚰 (3) Sink loose in garage. Movement of sink can cause damage to water and drain pipes which can lead to water damage and fungus growth. Sink should be properly secured to wall and/or floor as needed by a qualified contractor to prevent movement.

6.5 Informational: The main water shut-off valve is located in the entrance hall closet.



6.5 Item 1(Picture)

🚰 **6.6** Anti-siphon device missing at exterior hose faucets. An anti-siphon device is designed to prevent back-flow of water in the event of a pressure change. Anti-siphon should be properly added where needed for safety by a qualified contractor.

🚰 **6.7** (1) Water heater flue is leaning on left rear roof (viewed from rear). When a flue is leaning this suggests it is loose and/or not stable. Should be properly repaired as needed by a licensed plumbing contractor to help prevent movement, water penetration or detachment.



6.7 Item 1(Picture) Water heater flue is leaning on left rear roof (viewed from rear)

 (2) Water temperature over 150°F. when measured at the half bathroom sink, which is a high setting and a scalding hazard. Water heater should be adjusted or properly repaired if needed for safety by a licensed plumbing contractor to ensure a maximum water temperature of 120°F.

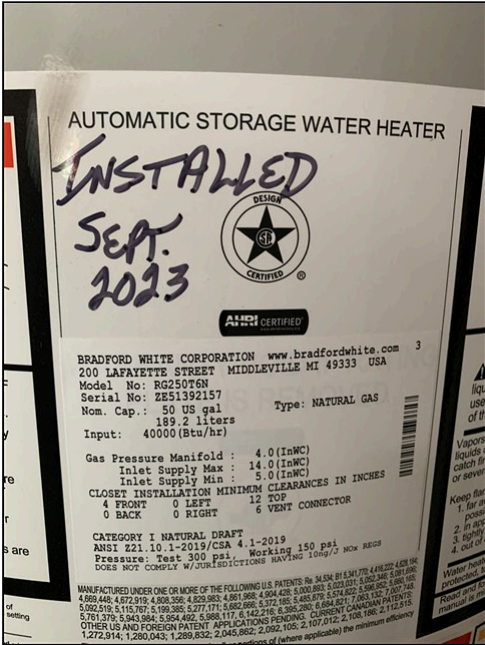


6.7 Item 2(Picture) Water temperature over 150°F. when measured at the half bathroom sink

(3) **Informational:** The water heater is three years old.



6.7 Item 3(Picture)



6.7 Item 4(Picture)

6.8 Limitation: A thorough determination of the presence and condition of shower pans cannot be made because the pans are not accessible. These pans can leak/fail without notice, and typically cannot be repaired. Any evaluation of the condition of the pans is based on outward evidence of leakage, such as visible stains or dampness at the adjacent floors and walls.

7. 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.

		IN	NI	NP	RR	Styles & Materials
7.0	ELECTRICAL SERVICE	•				Electrical Service
7.1	MAIN ELECTRICAL PANEL				•	Entrance: Underground Service Unable to determine material due to lack of visibility
7.2	ELECTRIC SUB PANEL	•				Main Service Capacity: Unable To Determine
7.3	BRANCH CIRCUIT CONDUCTOR	•				Service Voltage: 120/240 volt
7.4	ELECTRICAL OUTLETS, SWITCHES AND JUNCTION BOXES				•	Main Panel Location: Outside Left Side
7.5	GFCI DEVICE (GROUND FAULT CIRCUIT INTERRUPTER)				•	Sub-panel Location: Garage
7.6	OTHER INSTALLED ELECTRICAL FIXTURES				•	Panel Type: Circuit breakers
7.7	SMOKE DETECTORS	•				Branch wire 15 and 20 AMP: Copper
7.8	CARBON MONOXIDE DETECTORS (PERMANENTLY INSTALLED)			•		Wiring Methods: Non-metallic sheathed cable
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Grounding Type: Not Visible (This is not uncommon with an underground service)
						Smoke Detector(s): Present

Comments:

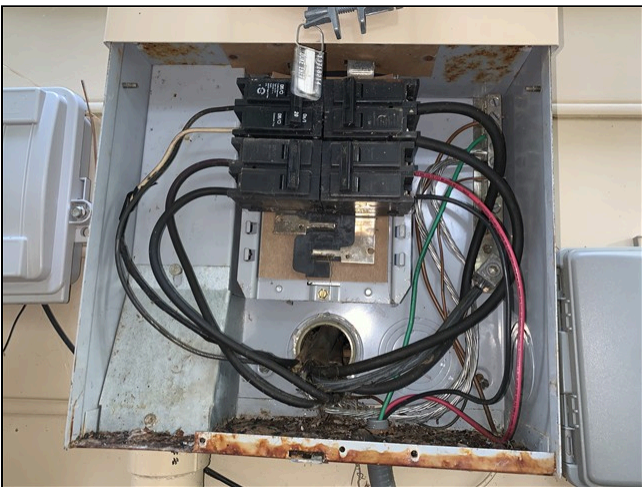
 **7.1** (1) Base of inner cover is heavily rusted at left side main electric panel. Panel should be fully evaluated and properly repaired as needed by a licensed electrical contractor for safety. Heavy rust suggest that water has been moisture within the panel.



7.1 Item 1(Picture) Base of inner cover is heavily rusted at left side main electric panel

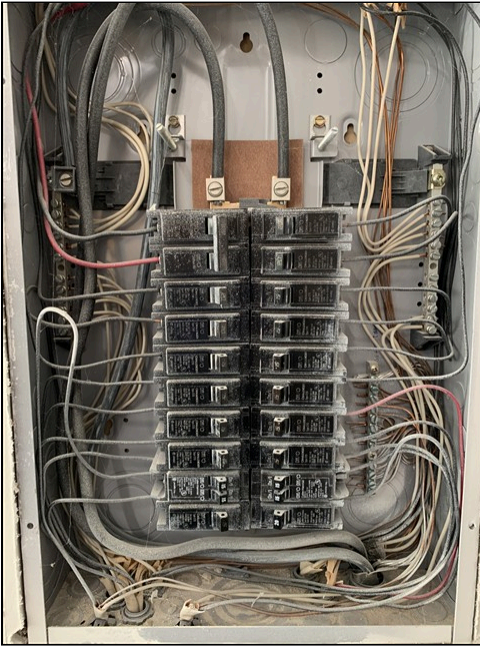
 (2) Screw missing which secures inner cover of left side main electric panel. Panel covers should be firmly secured to help prevent accidental displacement which can leave live wires exposed and create a shock hazard. Missing screw(s) should be properly replaced for safety by a qualified contractor.

(3) **Informational:** The main electric panel is located at the left side of the house.



7.1 Item 2(Picture)

7.2 Informational: The electric sub-panel is located in the garage.

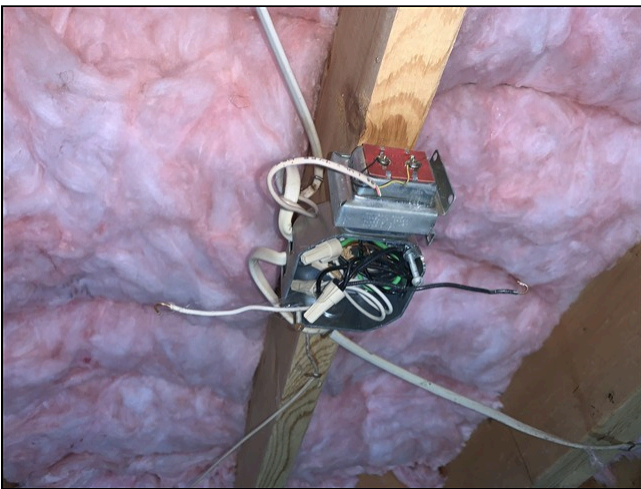


7.2 Item 1(Picture)

 **7.4** (1) Electrical outlets loose to right of front stoop, in second floor hall to right of stairs to third floor and at left side of breakfast area. Loose outlets can lead to loose wire connections and a shock hazard. Should be properly repaired as needed by a licensed electrical contractor for safety.

 (2) The light switch at the base of stairs in the entrance hall looks to be non-functional. As a result the light serving the stairs can only be turned on/off from the top of the stairs. This is a safety concern. Should be properly repaired as needed by a licensed electrical contractor.

 (3) Electrical junction box mixing cover at left front of crawl space. Light fixture looks to have been removed from junction box leaving live wires exposed. Should be properly repaired as needed for safety by a licensed electrical contractor.



7.4 Item 1(Picture) Electrical junction box mixing cover at left front of crawl space

 **7.5** (1) There is no ground fault circuit interrupt (GFCI) protection at electrical outlet at small counter at front left in kitchen. This poses an electric shock hazard. GFCI protection should be properly added where

needed for safety by a licensed electrical contractor.

(2) **Informational:** Ground fault circuit interrupt (GFCI) protection is a safety device intended to shut off power in the event of a fault to ground, such as current passing through the body. GFCI devices are normally installed to reduce the chance of shock at receptacles in potentially wet locations. GFCI devices (outlets and circuit breakers) have a test button that when pressed should turn off power to protected circuit. It is recommended that GFCI devices be tested monthly and replaced if found to be faulty.

 **7.6** (1) Light does not work at right wall in third floor bathroom and in the front bedroom closet. Bulb may be burned out or missing and should be replaced. If light still does not work, it should be properly repaired as needed by a licensed electrical contractor.

 (2) Light flickers in the third floor bathroom over the sink. Bulb should be properly replaced. If flickering continues, fixture should be properly repaired or replaced as needed by a licensed electrical contractor.

 (3) Ceiling fan unbalanced and shaking when in use in the living room. This condition can eventually cause the fan to fall and is a safety concern. Should be properly adjusted or repaired as needed for safety by a licensed electrical contractor.

7.7 Informational: Smoke detector(s) present, tested and found to be functional. Please note that testing was performed with the built-in test button which only verifies proper battery and horn function, but does not test the smoke sensor.

7.8 Informational: Carbon monoxide (CO) is a colorless, odorless, poisonous gas. In high concentrations it can be fatal. It can be produced by gas-fired appliances and by motor vehicles. If your house has any such appliances or an attached garage, it is recommended that carbon monoxide detectors be installed in the home. No permanently installed CO monitors noted in house at time of inspection.

8. Heating & Air Conditioning

Inspection of the HVAC system involves visual observation and operation using normal control devices. Readily accessible mechanical equipment and distribution systems are included. The system is not operated when weather conditions or other circumstances may damage the equipment or if the system is deemed to be unsafe.

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. You may wish to consider the purchase of 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.

HVAC system repairs should be made by a licensed HVAC contractor.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING: FORCED AIR FURNACE				•	Heating Type: Forced Air Furnace
8.1	AIR CONDITIONING	•				Forced Air Furnace, Package Unit (Furnace & AC)
8.2	HEATING AND AIR CONDITIONING DISTRIBUTION	•				Heating Energy
8.3	FUEL STORAGE AND DISTRIBUTION				•	Source: Natural Gas
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Heating Distribution
						Type: Ducts
						Air Conditioning Type: Central Air Conditioning Central Air Conditioning, Package Unit (Furnace & AC)
						Air Conditioning
						Energy Source: Electric
						Main Gas Shut-Off
						Valve: Outside Left Side at Meter
						Number of heating
						systems: Two
						Number of air
						conditioning systems: Two

Comments:

8.0 (1) Furnace flue is leaning on rear upper roof. When a flue is leaning this suggests it is loose and/or not stable. Should be properly repaired as needed by a licensed HVAC contractor to help prevent movement, water penetration or detachment.

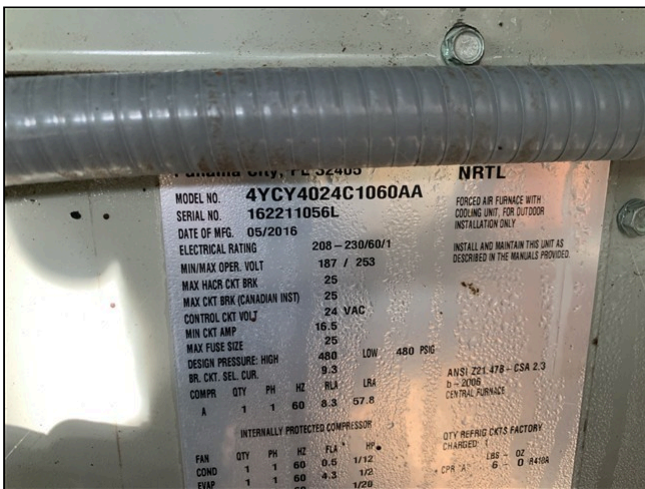


8.0 Item 1(Picture) Furnace flue is leaning on rear upper roof

(2) **Limitation:** The gas pack is ten years old. Gas forced-air package units (Gas-Pack) contain both the heating and air-conditioning components all in one cabinet. A comprehensive evaluation of the combustion compartment and heat exchanger is specifically excluded from this inspection due to visibility and design limitations of the equipment. Access panels are not removed for inspection of unit interior. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.

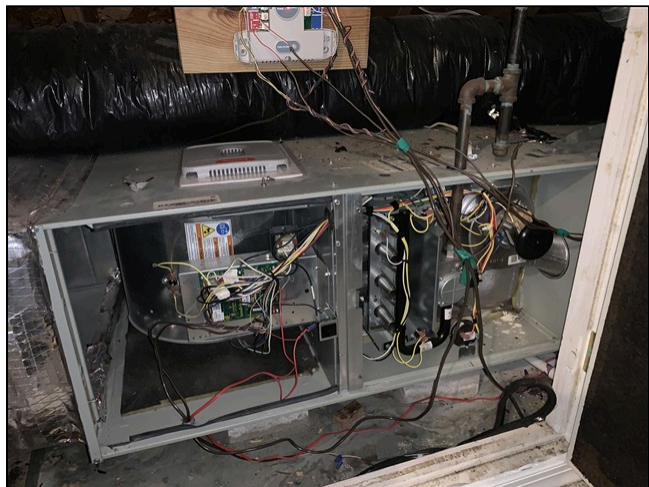


8.0 Item 2(Picture)

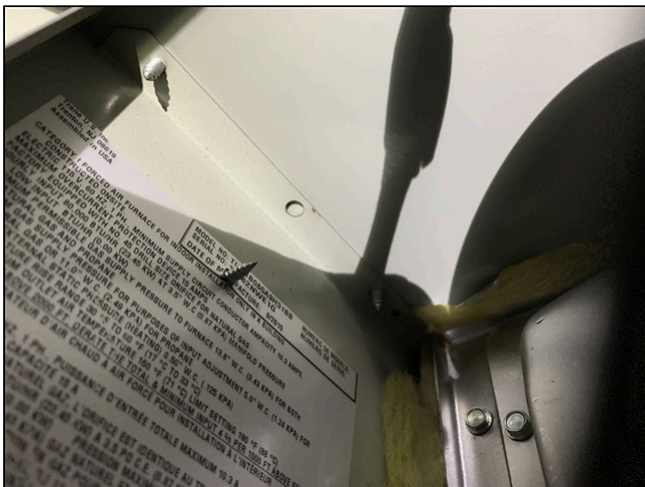


8.0 Item 3(Picture)

(3) **Informational:** The attic furnace is 16 years old. Heat exchanger and blower compartment panels were removed to allow for inspection of interior components of unit. However, the heat exchanger cannot be fully evaluated without partial dismantling of unit, which was not performed. Inspection of the heat exchanger is outside the scope of this home inspection.



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.1 (1) Informational: The rear left side HVAC system compressor is 16 years old. Access panels are not removed for inspection of unit interior.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

(2) **Informational:** Air conditioning temperature drop between input and output registers 15°F for the second/third floor system and 19°F for the first floor system. A temperature differential between 14°F and 22°F is considered normal for air conditioners and heat pumps operating in cooling mode.

8.2 Informational: HVAC air return filter registers located in the entrance hall (20 x 20), third floor (14 x 20) and second floor hall (20 x 25). Most HVAC manufacturers recommend inspection or replacement/cleaning of air filters each month when the system is in use. Dirty filters restrict the effective operation of the system reducing the overall service life expectancy of the equipment. Dirty filters can also increase the amount of

particulate in the conditioned air, thus affecting the air quality within the home.

8.3 (1) Gas line rusted near left side gas pack. Deterioration of gas line is a safety concern. Should be properly repaired or replaced as needed by a licensed plumbing contractor.



8.3 Item 1(Picture) Gas line rusted near left side gas pack

(2) **Informational:** The main gas shut-off valve is located at the left side meter.



8.3 Item 2(Picture)

9. Interior

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 contaminates we recommend that you visit the Environmental Protection Administration at http://www.epa.gov/iaq/molds/i-e-r_plan.html

		IN	NI	NP	RR	Styles & Materials
9.0	WALLS, FLOORS AND CEILINGS				•	Fireplace Type: Prefabricated Fireplace Fuel Source: Wood
9.1	COUNTERTOPS AND CABINETS	•				
9.2	INTERIOR DOORS				•	
9.3	WINDOWS	•				
9.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				
9.5	GARAGE INTERIOR	•				
9.6	ATTIC INTERIOR	•				
9.7	FIREPLACE	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

 **9.0** (1) Gaps visible between some wall tiles at the third floor bathroom shower. Should be properly repaired as needed by a qualified contractor to help prevent water penetration which can lead to damage and fungus growth.



9.0 Item 1(Picture) Gaps visible between some wall tiles at the third floor bathroom shower

(2) **Informational:** Minor crack(s) visible in wall sheathing at right top of master bedroom closet door. Crack(s) small (hairline) with no visible differential movement visible at time of inspection.



9.0 Item 2(Picture) Minor crack(s) visible in wall sheathing at right top of master bedroom closet door

 **9.2** (1) Door does not operate properly (door binds, does not latch, etc.) to master bedroom closet, second floor hall bathroom, to rear bedroom and closet, at right rear bonus room closet and at rear of living room. Should be properly repaired as needed by a qualified contractor for ease of operation and for security.

 (2) Door stop missing at third floor bathroom closet door, third floor closet door, second floor hall closet door, closet door in front bedroom, closet doors and rear bedroom and at doors at rear of living room. Should be properly replaced where needed to help prevent wall damage.

 (3) Weather stripping missing at attic access doors at third floor. Weather stripping should be properly added where needed for efficiency and comfort.



9.2 Item 1(Picture) Weather stripping missing at attic access doors at third floor

☞ (4) Attic areas are not fully floored. This is a safety concern due to ease of access. Locks should be added to access doors for safety to help prevent one, especially a child, from accidentally stepping onto unfloored areas.

9.5 Limitation: Belongings in garage block full view of area.



9.5 Item 1(Picture) Belongings in garage block full view of area



9.5 Item 2(Picture) Belongings in garage block full view of area

10. 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.

Kitchen appliance repairs should be made by licensed plumbing contractors.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER		•			Cooking Appliance
10.1	RANGE/OVEN/COOKTOP	•				Type: Electric Range
10.2	GARBAGE DISPOSAL				•	Kitchen Vent Type: Exterior Discharge
10.3	RANGE HOOD/KITCHEN EXHAUST FAN	•				
10.4	MICROWAVE	•				
10.5	OTHER APPLIANCES		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 Not Inspected: Dishwasher functional per client and not inspected.

 10.2 Wire clamp/bushing missing where electrical wire penetrates base of garbage disposal. With clamp/ bushing missing wire is vulnerable to damage due to vibration caused by operation of unit. Clamp should be properly installed for safety by a licensed electrical contractor.



10.2 Item 1(Picture) Wire clamp/bushing missing where electrical wire penetrates base of garbage disposal

- 10.5 (1) **Not Inspected:** Refrigerators are outside the scope of this home inspection and are not inspected.
- (2) **Not Inspected:** Washing machines and dryers are outside the scope of this home inspection and are not inspected.

INVOICE

Fuster Home Inspections, LLC
919-669-0163
Inspected By: Alan D. Brown

Inspection Date: 8/20/2026
Report ID: AB082026-1

Customer Info:	Inspection Property:
Martin Nusbaum Jacqueline Nusbaum Customer's Real Estate Professional: Kelly Shields	104 Bergeron Way Cary NC 27519

Inspection Fee:			
Service	Price	Amount	Sub-Total
Home inspection 2501-3000 sqft	475.00	1	475.00
Homes 25 years and older	50.00	1	50.00
Repeat Client Discount	-5.00	10	-50.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Credit Card
Payment Status: Paid
Note: