

Request List for 12835 NC-39 Henderson NC 27537

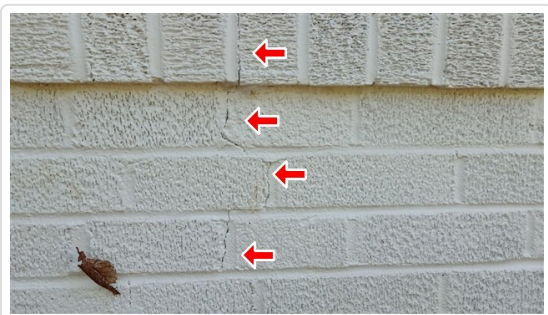
Last Modified: 2026-09-08 12:52:16

Structural Components

1. Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)



Stair step cracking in the front porch foundation



Cracking with repairs that has been painted



Cracking with repairs that has been painted



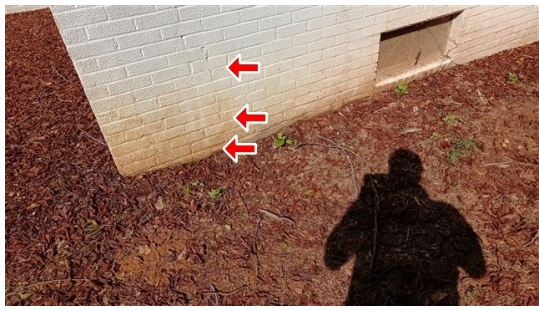
Straight mortar joint cracking where the blocks are pushed in and are hanging off the supporting blocks



Straight mortar joint cracking where the blocks are pushed in and are hanging off the supporting blocks.



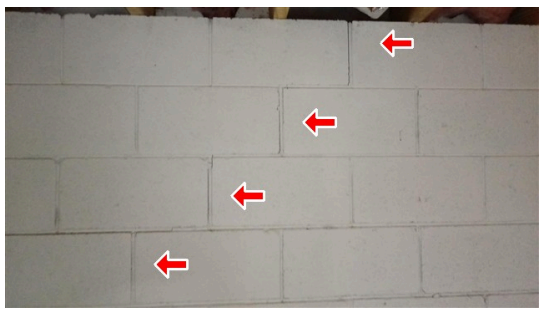
Straight mortar joint cracking where the blocks are pushed in and are hanging off the supporting blocks.



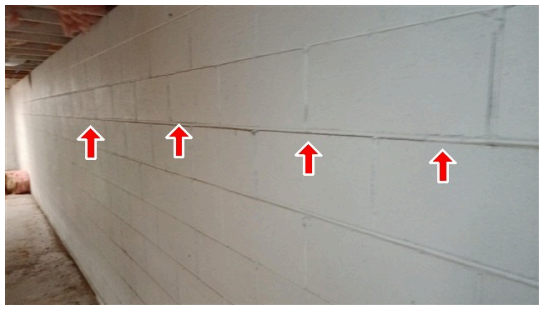
Straight mortar joint cracking where the blocks are pushed in and are hanging off the supporting blocks.



Cracking with repairs that has been painted



Long stair step cracks in the basement foundation walls



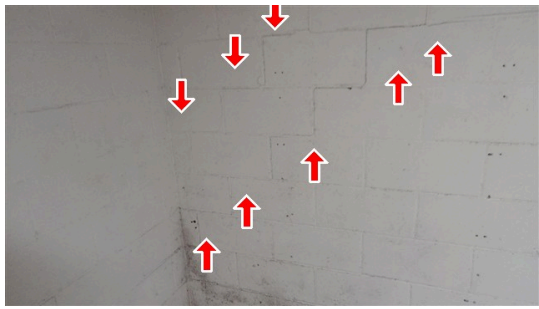
Hydrostatic pressure has caused the wall to bulge and crack



Hydrostatic pressure has caused the wall to bulge and crack



Hydrostatic pressure has caused the wall to bulge and crack



Long stair step cracks noted

• **Repair Requested**
REP Comment

• **Inspector's Comment**

1.0 (1) The foundation wall at the exterior and in the basement of the home has cracks and bulging noted that may have structural implications with through brick cracks and / or long cracks and needs to be reviewed and repaired under the guidance of a licensed structural engineer or a licensed general contractor specializing in foundation structural repairs. A clear structural letter and warranty should be received from the company performing the work.

2. Columns or Piers



Rust damaged columns in the basement



Rust damaged columns in the basement



Rust damaged columns in the basement

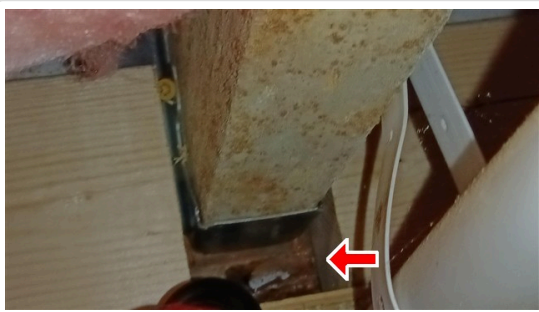
- **Repair Requested**

REP Comment

- **Inspector's Comment**

1.1 The metal column in the basement have heavy rust noted to the lower areas and up approximately 10" to 12" up the post and indicates high water at times. This has cause damage that can allow these posts to fail. These posts need to be evaluated and repaired or replaced and the water stoped from entering the basement and causing this damage by a licensed general contractor with all areas made functional.

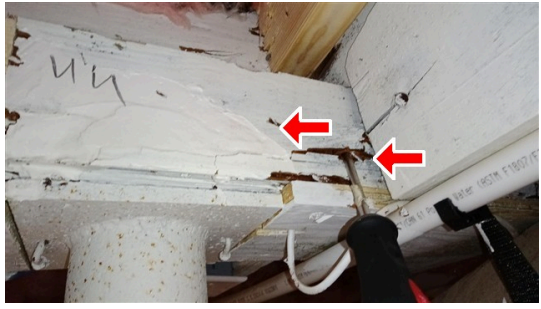
3. Floors (Structural)



The girder behind the new wood is believe to be deteriorated and this girder should be exposed and repaired or replaced and made functional by a licensed general contractor.



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Deteriorated girders noted

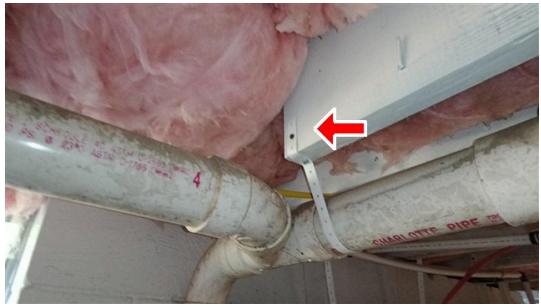
- **Repair Requested**

REP Comment

- **Inspector's Comment**

1.2 (1) The main girders in the basement that support the center of the floor structure is covered by wood making these areas not visible for inspection. The only gaps in this wood coverings has been probed and the wood is deteriorated. These girders need to be opened up for evaluation by a licensed general contractor and all areas repaired or replaced and made functional.

4. Floors (Structural)



Cut floor joists noted that are not supported at the ends

- **Repair Requested**

REP Comment

- **Inspector's Comment**

1.2 (2) The floor joists at the center rear of the basement has been notched to install a plumbing drain line and has not been properly supported. All cut joists boards, girders or joists need to be evaluated and properly supported on the ends by a licensed general contractor and all areas made functional.

5. Floors (Structural)



Deteriorated floor joist on the end

- **Repair Requested**

REP Comment

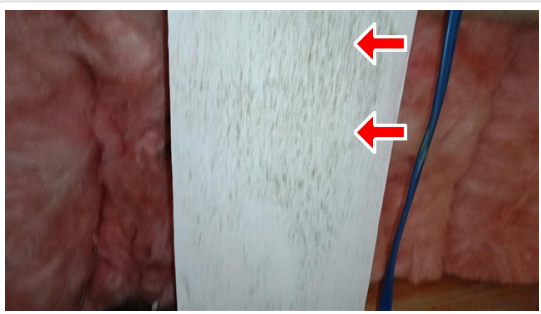
- **Inspector's Comment**

1.2 (3) The floor joists and other framing members at the center of the basement have deterioration noted from water or moisture and a lack of ventilation. The cause of the moisture and or lack of ventilation needs to be located and repaired and made functional. These areas can get worse with time and needs repaired or replaced and all areas probed for concealed damage. All repairs are to be performed by a licensed general contractor with all areas made functional.

6. Floors (Structural)



Fungal growth noted on the floor framing



Fungal growth on the floor framing

- **Repair Requested**

REP Comment

- **Inspector's Comment**

1.2 (4) The floor framing in the crawlspace has deterioration and fungus growth from radiant moisture and this can be a health concern and this crawlspace and floor framing needs to be evaluated and probed for concealed damage with proper repairs performed by a licensed general contractor and all areas made functional and safe.

Water Heater

7. Expansion Tank

- **Repair Requested**

REP Comment

- **Inspector's Comment**

6.6 No expansion tank is in place on the water supply system and was not required when the home was constructed but this water heater was upgraded this year (2025) and an expansion tank was required to be added with this upgrade and a functional expansion tank should be installed. All repairs are to be made by a licensed plumbing contractor.