SUMMARY

4809 Will-O-Dean Rd, Raleigh, NC 27616

[redacted]

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Inspection Summary – Important Information

This Summary highlights significant material defects and safety concerns identified during the inspection. It is not a complete list of all observations contained in this report.

The Summary is provided for convenience only. Clients must review the entire inspection report, including photos, narratives, and recommendations, to fully understand the condition of the property.

Items listed in the Summary may require further evaluation, repair, or monitoring by qualified, licensed contractors or specialists. Some items may be included due to limited access, safety concerns, or observed symptoms, even when the full extent of the condition could not be determined at the time of inspection.

Conditions not included in the Summary may still be important, costly, or require attention. The absence of an item from the Summary does not imply that it is insignificant or does not warrant review.

This Summary should not be relied upon as a substitute for the full inspection report.

Inspected- The item was visually evaluated during the inspection based on readily accessible and observable conditions at the time of inspection. The inspection does not include concealed components or conditions that were not visible or accessible.

Not Inspected- The item was not inspected. This may be due to limited access, safety concerns, environmental conditions, or the item being outside the scope of the inspection.

Not Present- The item was not present at the property at the time of inspection.

Safety Concern / Material Deficiency- A condition was observed that may present a risk of personal injury, significant property damage, or system failure. Prompt evaluation and correction by a qualified contractor or specialist is recommended.

Deficiency- A condition was observed that is not performing as intended or is in need of repair or correction. While not immediately hazardous, deficiencies may worsen over time if not addressed.

Minor Deficiency- A condition was observed that does not significantly affect function or safety at the time of inspection but indicates wear, deterioration, or the need for adjustment. Minor deficiencies are typically low priority and may be addressed as part of routine maintenance or future repairs.

Maintenance- The item appears functional but shows signs of normal wear or requires routine upkeep to help maintain performance and reduce the likelihood of future problems. Maintenance items are generally considered preventative in nature.

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE DEBRIS ON ROOF

ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a handyman or DIY project



2.2.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

RIGHT SIDE

Tree branches were observed overhanging and/or in close proximity to the roof covering. Overhanging vegetation can damage roofing materials, deposit debris, retain moisture, and provide access for pests. Recommend trimming branches back to provide adequate clearance from the roof and structure.

Recommendation
Contact a qualified landscaping contractor





2.2.3 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

EROSION

FRONT SIDEWALK

Soil erosion and voiding were observed beneath portions of the front sidewalk. Loss of supporting soil can contribute to settlement, cracking, or displacement of the concrete and may create a trip hazard. Recommend correcting the drainage/erosion source and restoring adequate support beneath the sidewalk to prevent further movement.

Recommendation
Contact a qualified landscaping contractor



2.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY- MINOR CRACKING

DRIVEWAY

Minor cracks were observed in the driveway at the time of inspection. Minor cracking is common and often related to normal wear, aging, or minor movement. Monitoring and sealing as needed is recommended to help prevent further deterioration.

Recommendation
Contact a qualified handyman.






2.3.2 Walkways, Patios & Driveways

WALKWAY- MINOR CRACKING

Recommendation

FRONT SIDEWALK

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

Recommendation

Contact a qualified handyman.



2.4.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

Recommendation

LEFT RIDGE/ RIGHT GABLE

One or more sections of the fascia are rotted. Recommend qualified carpenter evaluate & repair.

Recommendation
Contact a qualified carpenter.





2.5.1 Siding, Flashing & Trim

CRACKING - MINOR

Recommendation

REAR LOWER WINDOW

Cracking was observed in the masonry above the lintel/opening. This may be associated with movement, settlement, or inadequate support at the opening and could worsen over time. Recommend evaluation and repair as necessary by a qualified masonry contractor.





2.6.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

Recommendation

Door does not close or latch properly. Recommend new hardware

Here is a DIY troubleshooting article on fixing door issues.

Recommendation
Contact a qualified handyman.

Per seller: use deadbold



2.6.2 Exterior Doors

DOOR RUBS FLOOR

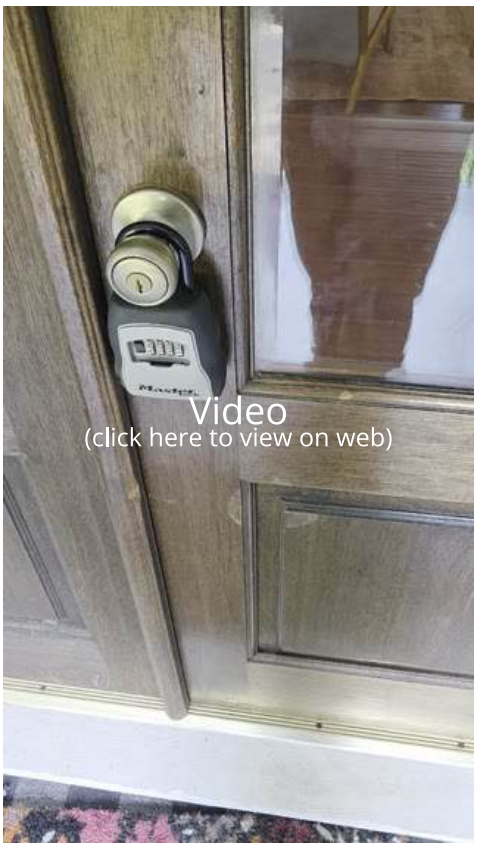
Per seller: fixed

Recommendation

FRONT DOOR

The front entry door was observed rubbing/contacting the floor during operation. This may damage the door or flooring and can indicate improper adjustment or alignment. Recommend adjustment or repair by a qualified contractor to provide smooth, unobstructed operation.

Recommendation
Contact a qualified carpenter.





2.6.3 Exterior Doors
DAMAGED DOOR

Per seller: fixed

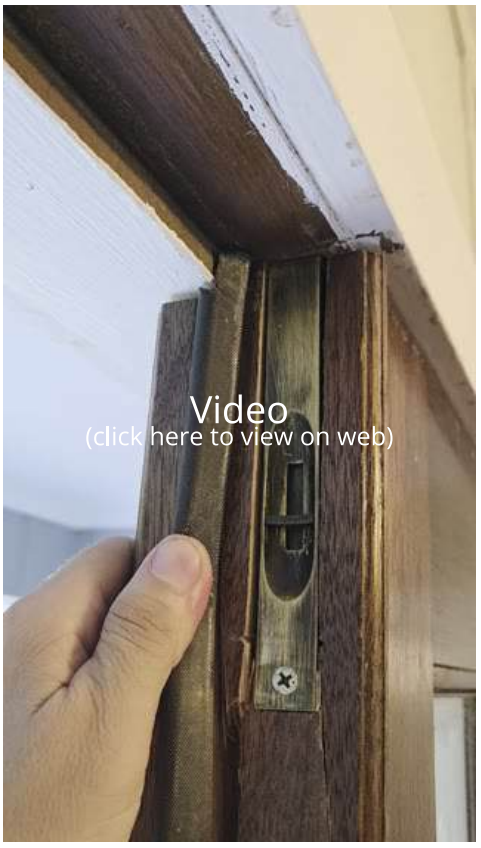
Recommendation

FRONT DOOR

Cracking/splitting was observed along the edge of the front entry door. The damaged wood may continue to deteriorate and can affect the door's alignment, operation, and security. Recommend repair or replacement as necessary by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.





Per seller: it does work

2.6.4 Exterior Doors

NON ACTIVE DOOR PANEL DOES NOT FUNCTION

Recommendation

The inactive panel of the French door assembly did not operate as intended and could not be opened during the inspection. Recommend adjustment or repair of the door, hardware, and locking mechanism as necessary by a qualified contractor to restore proper operation.

Recommendation
Contact a qualified door repair/installation contractor.



2.7.1 Decks, Balconies, Porches & Steps

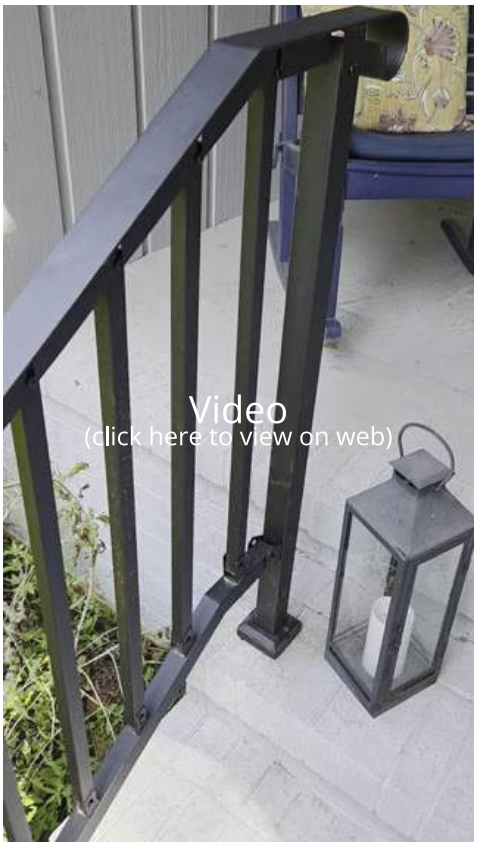
RAILING- LOOSE/UNSAFE

Recommendation

FRONT STEPS

An unsafe or loose railing was observed at the time of inspection. A railing that is not secure may not provide adequate support and increases the risk of falls. The railing should be repaired or secured to restore safety.

Recommendation
Contact a qualified carpenter.





2.7.2 Decks, Balconies, Porches & Steps

Recommendation

RAILING- MISSING

FRONT PORCH

Per seller: railing only required for steps

A required railing or guard was observed to be missing. Missing guards increase the risk of falls. Installation of an appropriate railing or guard is recommended to improve safety.

Recommendation
Contact a qualified carpenter.





2.7.3 Decks, Balconies, Porches & Steps

LOOSE DECK GUARDRAIL CABLES

Per seller: tightened

Recommendation

DECK

Guardrail cables at the deck were observed to be loose and inadequately tensioned. Excessive movement or spacing can reduce the effectiveness of the guard and create a potential fall hazard. Recommend adjustment and proper tensioning of the cable railing system by a qualified contractor.

Recommendation
Contact a qualified deck contractor.





2.7.4 Decks, Balconies, Porches & Steps

MISSING JOIST HANGER

Recommendation

DECK

Joist hangers were missing at one or more deck joist-to-beam/ledger connections. Improperly supported joist connections can reduce the structural integrity of the deck and contribute to movement or failure. Recommend installation of approved joist hangers with manufacturer-specified fasteners by a qualified contractor.

Recommendation
Contact a qualified deck contractor.




2.7.5 Decks, Balconies, Porches & Steps

MISSING BLOCKING

Recommendation

DECK

Blocking was missing between the deck joists above the girder in one or more locations. The absence of blocking may allow joists to rotate or shift and can reduce lateral stability of the deck framing. Recommend installation of appropriate blocking above the girder by a qualified deck/framing contractor.

Recommendation
Contact a qualified deck contractor.




3.1.1 Coverings

DAMAGED SHINGLES

Recommendation

THROUGH OUT

Damaged shingles were observed at the time of inspection. This condition can allow moisture intrusion and lead to further deterioration. Repair by a qualified roofing contractor is recommended.

Recommendation
Contact a qualified roofing professional.








3.1.2 Coverings

RECENTLY REPLACED

Recommendation

A section of the roof covering appeared newer than the surrounding roofing materials and may have been recently replaced or repaired. The reason and extent of the work were not determined during the inspection. Recommend obtaining documentation regarding any recent roof repairs or replacement from the seller.

Recommendation

Contact a qualified roofing professional.




3.2.1 Roof Drainage Systems

GUTTERS- DEBRIS

Recommendation

THROUGH OUT

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation
Contact a qualified gutter contractor





3.3.1 Flashings

FLASHING- MISSING

Per seller: siliconed

Recommendation

ROOF

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation
Contact a qualified roofing professional.




3.3.2 Flashings

FLASHING- IMPROPERLY INSTALLED

Recommendation

CHIMNEY

Improperly installed flashing was observed. Improper installation may prevent effective water diversion and increase the risk of moisture intrusion. Evaluation and correction by a qualified roofing contractor are recommended.

Recommendation
Contact a qualified roofing professional.







3.3.3 Flashings

MISSING KICK-OUT FLASHING

Recommendation

REAR ROOF

Kick-out flashing was not observed where the roof edge terminates adjacent to the exterior wall. Missing kick-out flashing can allow roof runoff to flow behind the siding or wall cladding, potentially resulting in concealed moisture damage. Recommend installation of properly configured kick-out flashing by a qualified roofing contractor.

Recommendation
Contact a qualified professional.



4.2.1 Crawlspaces

EFFLORESCENCE

Recommendation

CRAWL SPACE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. Recommend a qualified contractor identify source or moisture and correct.

Recommendation
Contact a foundation contractor.



4.3.1 Attic/Roof

EVIDENCE OF PEST ACTIVITY

Per seller: Storage

Recommendation

ATTIC

Evidence consistent with pest activity was observed in the attic. Pest activity can contribute to material damage. Evaluation by a qualified pest control professional is recommended.

Recommendation
Contact a qualified pest control specialist.





4.4.1 Framing

ROOF FRAMING

Recommendation

RIDGE

Per seller: repaired

Sagging and displacement were observed at a section of the roof ridge framing. This condition may indicate inadequate support, movement, or other deficiencies within the roof framing system. Recommend evaluation by a qualified framing contractor or structural engineer and repair as necessary.

Recommendation
Contact a qualified structural engineer.



5.1.1 Cooling Equipment

VEGETATION TOO CLOSE

Recommendation

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation
Recommended DIY Project



5.1.2 Cooling Equipment

ANNUAL MAINTENANCE

Maintenance Item

Annual maintenance is a critical aspect of preserving cooling system performance and longevity. Regular professional service helps ensure efficient operation, prevents unexpected breakdowns, and maintains manufacturer warranty requirements. Recommend scheduling a professional for annual maintenance to identify potential issues early, improve energy efficiency, and extend the overall lifespan of the cooling equipment.

Recommendation
Contact a qualified HVAC professional.

5.1.3 Cooling Equipment

AT OR BEYOND LIFE EXPECTANCY

Maintenance Item

The air conditioning system is at or beyond the typical expected service-life range for this type of equipment. Older HVAC equipment is more susceptible to reduced efficiency, component failure, and increased repair costs. Recommend budgeting for repair or replacement and having the system serviced/evaluated by a qualified HVAC contractor as needed.

Recommendation
Contact a qualified HVAC professional.

5.2.1 Heating Equipment

ANNUAL MAINTENANCE

Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation
Contact a qualified HVAC professional.

5.2.2 Heating Equipment

HEATING SYSTEM NEAR OR BEYOND SERVICE LIFE

Recommendation

The heating system appears to be near or beyond its typical service life. Older systems are more prone to reduced efficiency and failure. Monitoring and evaluation by a qualified HVAC professional are recommended.

Recommendation
Contact a qualified HVAC professional.

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

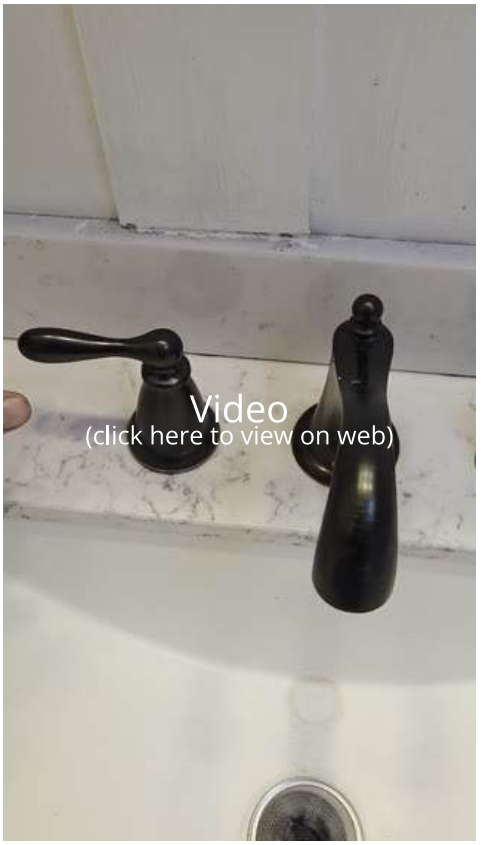
LOOSE PLUMBING FIXTURE

Per seller: tightened

A plumbing fixture was observed to be loose. Loose fixtures can stress supply connections and lead to leaks over time. Securing the fixture is recommended.

Recommendation
Contact a qualified professional.





6.5.1 Fuel Storage & Distribution Systems

Recommendation

DAMAGED LINE

CRAWL SPACE

Per seller: not in use. Abandoned

The copper gas supply line was observed crimped/kinked in one or more locations. The damaged tubing may restrict gas flow and can compromise the integrity of the gas piping. Recommend evaluation and repair or replacement by a qualified plumbing/HVAC contractor.

Recommendation
Contact a qualified plumbing contractor.



7.3.1 Subpanels

Recommendation

MISSING SCREW

GARAGE Per seller: Added screw

One or more screws were missing from the electrical subpanel cover/dead front. Missing fasteners may prevent the cover from being properly secured and could allow unintended access to energized components. Recommend installation of approved panel-cover screws by a qualified electrician.

Recommendation
Contact a qualified electrical contractor.



7.6.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

GARAGE Per seller: cover plate added

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Recommended DIY Project



7.6.2 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE Per seller: it does work

One or more lights are not operating. New light bulb possibly needed.

Recommendation
Recommended DIY Project Per seller: ceiling fan on remote




7.6.3 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

Recommendation

BATHROOM

Per seller: fixed

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend qualified electrician evaluate & repair.

Recommendation
Contact a qualified electrical contractor.



7.6.4 Lighting Fixtures, Switches & Receptacles

EXTERIOR RECEPTACLE MISSING COVER

Recommendation

FRONT PORCH

Per seller: replaced

An exterior electrical receptacle was observed with the protective/weather-resistant cover missing. The missing cover can expose the receptacle to moisture and debris, increasing the potential for deterioration and electrical hazards. Recommend installation of an approved weatherproof cover by a qualified electrician.

Recommendation
Contact a qualified electrical contractor.



7.7.1 GFCI & AFCI

GFCI- INOPERABLE

Recommendation

FRONT PORCH

Per seller: switched outlet. It works.

A GFCI device did not trip or reset as intended during testing. An inoperable GFCI may not provide shock protection. Evaluation and repair or replacement by a qualified electrician are recommended.

Recommendation
Contact a qualified electrical contractor.



7.7.2 GFCI & AFCI

GFCI- MISSING

Per seller: Grandfathered 1973

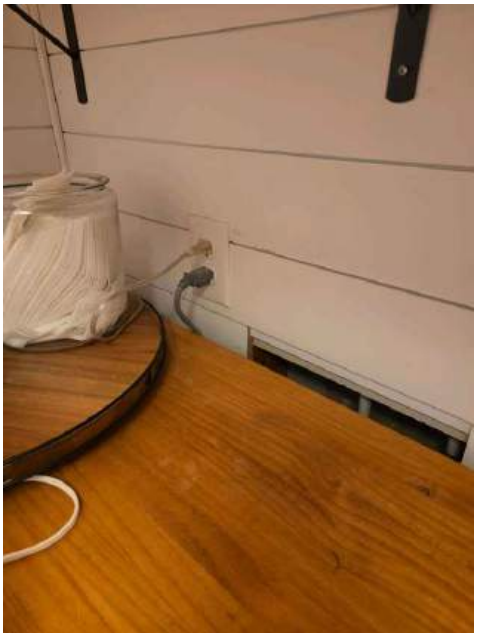
Recommendation

BATHROOMS/ LAUNDRY

GFCI protection was not observed at locations where typically expected. Lack of GFCI protection increases the risk of electrical shock. Evaluation and installation by a qualified electrician are recommended.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.











Per seller: it was temporarily unplugged

7.9.1 Carbon Monoxide Detectors

Recommendation

MISSING CARBON MONOXIDE DETECTOR

A carbon monoxide detector was observed to be missing in one or more areas of the home. Installation is recommended to help improve occupant safety.

Recommendation
Contact a handyman or DIY project

9.1.1 Doors

Recommendation

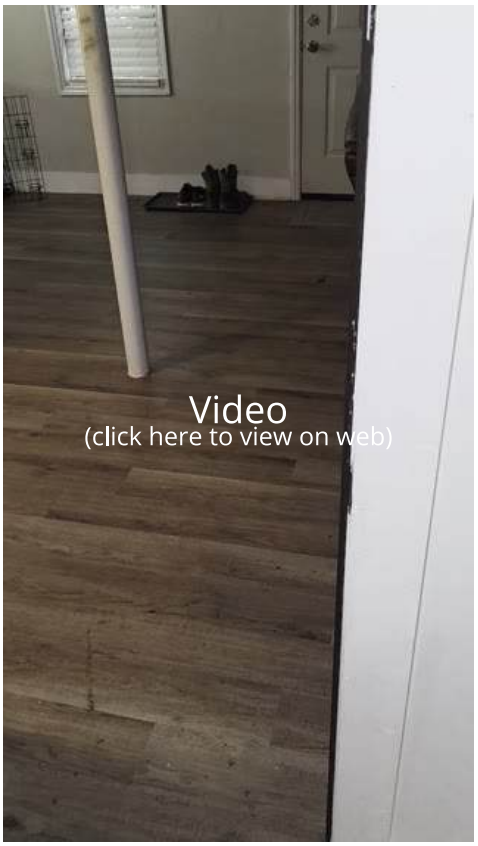
DOOR STICKS

LOWER LEVEL

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation
Contact a qualified handyman.





9.2.1 Windows

MISSING WINDOW SCREEN

Recommendation

One or more window screens were observed to be missing. Screens help limit insect entry when windows are open. Replacement is recommended.

Recommendation
Contact a qualified handyman.

9.2.2 Windows

CRACKED OR BROKEN GLASS

Recommendation

LOWER LEVEL

Cracked or broken glass was observed. Damaged glass may affect safety and performance. Repair or replacement is recommended.

Recommendation
Contact a qualified window repair/installation contractor.



9.4.1 Walls
CRACKING- MINOR
Recommendation
LOWER LEVEL

Minor cracking was observed in interior wall surfaces. This condition is commonly associated with normal settlement or material movement. Monitoring and cosmetic repair are recommended as desired.

Recommendation
Contact a qualified handyman.



9.4.2 Walls
PAINT CRACKING
Recommendation
LOWER LEVEL

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation
Contact a qualified painting contractor.



9.5.1 Ceilings
DAMAGE- MINOR
Recommendation

Minor cracking was observed in ceiling surfaces. This condition is commonly associated with normal material movement or settlement. Monitoring and cosmetic repair are recommended as desired.

Recommendation
Contact a qualified handyman.



Per seller: replaced ceiling tile

9.5.2 Ceilings
STAIN(S) ON CEILING
Recommendation

Staining was observed on ceiling surfaces. The source and extent of the staining could not be determined at the time of inspection. The area was dry at the time of inspection. Monitoring or further evaluation is recommended.

Recommendation
Contact a qualified professional.



9.5.3 Ceilings
MOISTURE DAMAGE Per seller: roof fixed around chimney

Recommendation

CHIMNEY

Evidence of moisture-related damage was observed on ceiling surfaces. The source of moisture was not determined at the time of inspection. Further evaluation is recommended.

Recommendation
Contact a qualified professional.







9.5.4 Ceilings
UNFINISHED

Recommendation

The ceiling drywall was observed to be taped, mudded, and sanded but had not been painted or otherwise finished. Recommend priming and painting the drywall to provide a completed, uniform, and protected surface.

Recommendation
Contact a qualified painting contractor.





10.2.1 Shower

GROUT- MISSING/DETERIORATED

Per seller: grout fixed

Recommendation

MASTER BATHROOM

Grout at the shower walls or floor appears missing, cracked, or deteriorated. Compromised grout can allow moisture intrusion behind finished surfaces and may lead to further damage over time. Regrouting or repair by a qualified contractor is recommended.

Recommendation
Contact a qualified tile contractor




10.2.2 Shower

CAULKING- MISSING/FAILED

Recommendation

MASTER BATHROOM

Caulking at the shower joints, corners, or fixtures appears missing or deteriorated. Inadequate caulking can allow water intrusion into wall or floor assemblies. Resealing by a qualified contractor is recommended.

Recommendation
Contact a qualified handyman.





10.2.3 Shower
INCORRECT SLOPE

Recommendation

MASTER BATHROOM Per seller: grout fixed

The window sill within the shower was observed to be improperly sloped, allowing water to collect and/or drain toward the window rather than back into the shower. This condition increases the potential for moisture intrusion and deterioration of the window and surrounding wall materials. Recommend correction by a qualified contractor to provide positive drainage toward the shower.

Recommendation
Contact a qualified tile contractor



10.3.1 Vanity/Sink
MISSING SEALANT

Recommendation

GUEST BATH Per seller: siliconed

Sealant was missing or incomplete at the vanity/countertop-to-wall connection. This condition can allow water to penetrate behind the vanity and contribute to moisture-related damage. Recommend applying an appropriate bathroom-grade sealant at the affected areas.

Recommendation
Contact a qualified handyman.



Per seller: replaced drain plug

10.3.2 Vanity/Sink

MISSING DRAIN PLUG

Recommendation

he vanity sink drain plug/stopper was missing at the time of inspection, preventing the sink from retaining water as intended. Recommend installing a compatible drain stopper and verifying proper operation.

Recommendation
Contact a qualified handyman.



Per seller: installed that way by a licensed plumber

10.3.3 Vanity/Sink

IMPROPER SINK DRAIN TRAP CONFIGURATION

Recommendation

The sink drain trap was improperly configured at the time of inspection. The unconventional/deep trap arrangement may contribute to restricted drainage, clogging, or improper trap performance. Recommend evaluation and correction by a qualified plumber to provide a properly configured P-trap and drainage connection.

Recommendation
Contact a qualified plumbing contractor.



10.4.1 Toilet

TOILET LOOSE AT BASE

Recommendation

GUEST BATH

The toilet is loose at the base. Movement can compromise the wax seal, potentially allowing leaks that may cause damage to the surrounding flooring or subfloor. Repair and proper securing by a qualified plumber is recommended.

Recommendation
Contact a qualified plumbing contractor.



Per Seller: provided drain plug

10.5.1 Tub

MISSING DRAIN PLUG

Recommendation

GUEST BATH

The bathtub drain stopper/plug was missing at the time of inspection. The tub could not be filled as intended, limiting evaluation of water retention and drainage. Recommend installation of an appropriate drain stopper.

Recommendation
Contact a qualified professional.



10.5.2 Tub

DIVERTER NOT FUNCTIONING

Recommendation

UPSTAIRS GUEST BATHROOM

The tub/shower diverter did not operate properly when tested, resulting in improper diversion of water between the tub spout and showerhead. Recommend repair or replacement by a qualified plumber to restore proper operation.



Per seller: jiggle it

10.5.3 Tub

CONSTANT DRIP

Recommendation

UPSTAIRS GUEST BATHROOM

A continuous drip was observed from the bathtub spout when the fixture was turned off, indicating the faucet/valve is not fully shutting off. This condition can waste water and may worsen over time. Recommend repair or replacement of the affected components by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.



11.3.1 Range/Oven/Cooktop

ANTI-TIP DEVICE MISSING OR NOT ENGAGED

Recommendation

Per seller: it's wedged in the corner

An anti-tip device was not observed or does not appear engaged at the range. Anti-tip devices are intended to reduce the risk of the appliance tipping forward. Installation or correction by a qualified contractor is recommended.



14.1.1 Well Head

MAINTENANCE

Maintenance Item

The well system should be evaluated as part of routine annual or periodic maintenance. Regular servicing can help identify developing issues such as component wear, improper sealing, drainage concerns, or water quality changes before they lead to more significant problems. Recommend ongoing monitoring and maintenance by a qualified well contractor to help support safe and reliable system operation.

Recommendation
Contact a qualified well service contractor.

14.1.2 Well Head

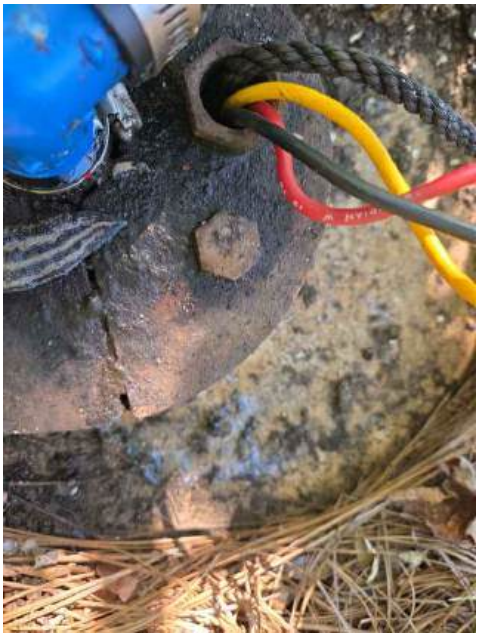
Recommendation

WELLHEAD DEFICIENT

BACK YARD Per seller: well head wiring put in weather proof box

The wellhead was observed to be in poor condition with exposed electrical wiring/connections, deteriorated and/or improperly sealed components, improvised plumbing connections, evidence of moisture/leakage, and a damaged or missing protective cover. The wellhead is located near grade and is surrounded by vegetation and organic debris, increasing the potential for surface-water intrusion and contamination. The minimum recommended height of a well head is 12 inches. Recommend evaluation and correction by a qualified well contractor, including proper sanitary sealing of the wellhead, correction of plumbing and electrical connections, and verification that the well casing and components meet applicable requirements.

Recommendation
Contact a qualified well service contractor.




14.1.3 Well Head

SAFE DISTANCE (WELL/SEPTIC SEPARATION)

Recommendation

BACK YARD Per septic report in docs, septic inspector confirmed distance is “greater than 50” feet from well on page 6 of report

The well was observed approximately 45 feet from components believed to be associated with the onsite septic system. Current North Carolina requirements generally require a minimum 50-foot horizontal separation between a private well and a conventional single-family subsurface wastewater system. Recommend verification of the septic system components and required separation distances with the local Environmental Health Department and/or qualified well/septic contractor.

Recommendation
Contact a qualified professional.

14.2.1 Pressure Tank

WELL PUMP ELECTRICAL – DEFICIENT

Recommendation

Electrical wiring associated with the well pump/pressure controls was observed improperly secured, with an electrical enclosure lying loose on the crawlspace floor and conductors entering the enclosure without an approved connector/bushing. The installation is susceptible to physical damage and does not appear properly secured/protected. Recommend evaluation and correction by a qualified electrician and/or well contractor.

Recommendation
Contact a qualified well service contractor.



Per seller: The controls were not needed after well pump was replaced. Replaced with a normal junction box