



4093 Purnell Road — Major Improvements & Property Findings

4093 Purnell

Wake Forest, NC 27587

A concise overview of the major work and findings, based on property records and owner-provided updates. Open the linked reports, permits, invoices, and plans for the full details.

Roof replacement and related repairs • 2022

Guardian Roofing's roof replacement, 46 OSB decking replacements, sixteen 2×6×16 framing members, and fascia/soffit repairs..

Septic system repair and installation • 2020

Wake County's operation permit records an installed 1,000-gallon septic tank and four 75-foot drainfield trenches. The system is identified as EZFlow, with a 360-gallon-per-day authorized design. The operation permit was issued Dec 23, 2020 and states "No Expiration."

Structural evaluation and completed repairs

Giles Flythe Engineers' 2022 evaluation identified damaged attic framing, a moisture-damaged girder, inadequate supports/bearing, a broken floor joist, floor slope, and elevated crawlspace moisture..

Survey, wells, and utility information • 2022

The survey shows approximately 1.01 acres, three well locations, septic features, overhead wires, and a 60-foot public road right-of-way. The septic authorization notes that Wake Electric reported no right-of-way for the wire/pole and describes keeping the repair outside the guy-wire area. That note does not establish the absence of all easements.

Exterior siding

The owner discloses that the house has encapsulated asbestos siding using vinyl which was done prior to ownership.

Screened porch, front porch, living room and guest bathroom

The owner discloses that the screened porch, front porch, and guest bathroom connected to the living room were completed professionally without permits. The linked porch proposals are provided as background on the planned scope. The entry to the dining room from the living area was widened with no permits were acquired.