



SUMMARY

2946 Glenridge Dr , Raleigh, NC 27604
Helene Headington
12/16/2024

Logan Brown
NCHILB # 5618
OpenWindow Home Inspections
(910)898-2626



joshuabaugus@openwindowhomeinspection.com

Welcome to the summary of our comprehensive inspection report. This section provides a quick overview, highlighting key deficiencies and safety concerns identified during our thorough inspection process. While this summary offers an essential glimpse into areas requiring immediate attention, it represents just a fraction of the detailed analysis in the full report. We strongly encourage you to read the entire document to understand the condition and nuances of the inspected entity. Our report is meticulously structured to guide you through each aspect of our findings, offering in-depth insights and recommendations beyond this summary's scope. Remember, relying solely on this summary could result in a missed opportunity to comprehend the intricate details and expert observations we have carefully compiled for your benefit. Your informed decisions, backed by the comprehensive knowledge provided in the full report, are essential in addressing the identified issues effectively and ensuring safety and quality.

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

2.1.1 Coverings

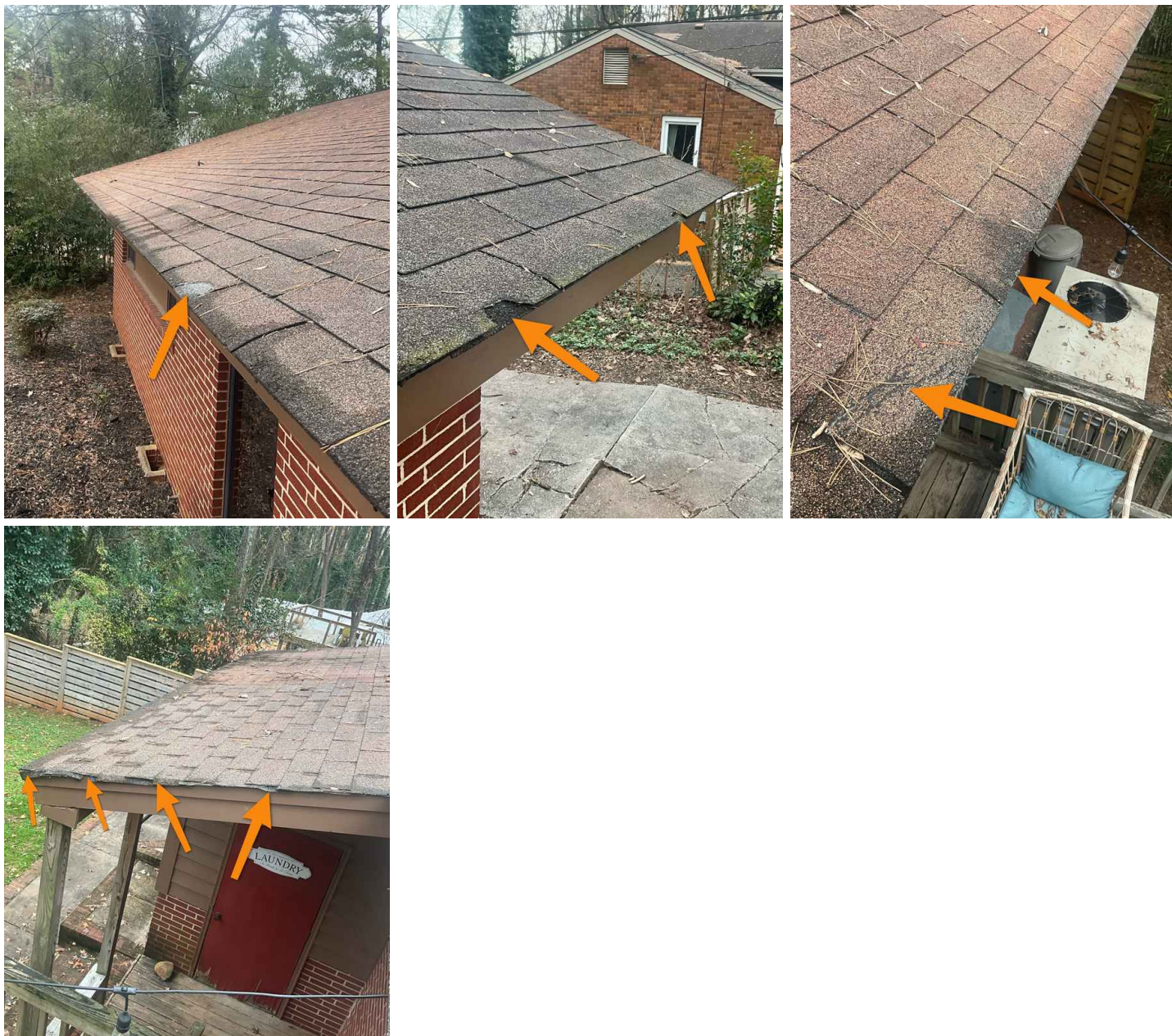
DAMAGED / CRACKED

Roof replaced and gutters added in 2025



Recommendation

Damaged or cracked shingles were observed across the roofing area. Damaged or cracked shingles can lead to accelerated deterioration and moisture penetration under shingles onto sheathing and deterioration of the surrounding area. The home inspector recommends having a qualified specialist for further evaluation, repair, or replacement as necessary.



2.1.3 Coverings

NAIL POP

Roof replaced and gutters added in 2025



The home inspector observed nail pop(s) under or through the shingles on the roofing area. This is where a nail backs out of a shingle due to expansion and contraction and 'lifts' or protrudes through the overlapping shingle. If left in this condition, damage or further damage may occur to the shingles, which may lead to moisture penetration, causing damage to the underlayment. The home inspector recommends a qualified specialist for further evaluation and repair.



2.1.4 Coverings

MILDEW/MOSS/DISCOLORATION Roof replaced and gutters added in 2025

Recommendation

Inspector observed mildew, moss, and/or discoloration on the roofing area. Moss/mildew acts like a sponge, soaking up and storing water, and discoloration is from a lack of shingles drying out. This may allow water to wick up under the shingles through capillary action and soak into and through the roof underlayment. This will lead to accelerated deterioration of shingles. The home inspector recommends a qualified specialist for further evaluation and repair as necessary.

3.1.1 Siding, Flashing & Trim

SIDING/TRIM MOISTURE DAMAGE/DETERIORATION

Recommendation

There is moisture damage on the siding and/or trim throughout the exterior of the home. This may worsen and cause further damage to surrounding areas, moisture penetration behind the siding causing damage to other systems and components. The home inspector recommends a qualified specialist for further evaluation, repair, and/or replacement of any areas necessary.



3.4.1 Exterior Doors

MOISTURE DAMAGE Door repaired in 2025

Recommendation

The laundry room door, door frame, door trim, or door components were observed to have moisture damage during inspection. This will lead to further damage and deterioration of the door system. The home inspector recommends a qualified specialist for repair.



3.6.1 Decks, Balconies, Porches & Steps

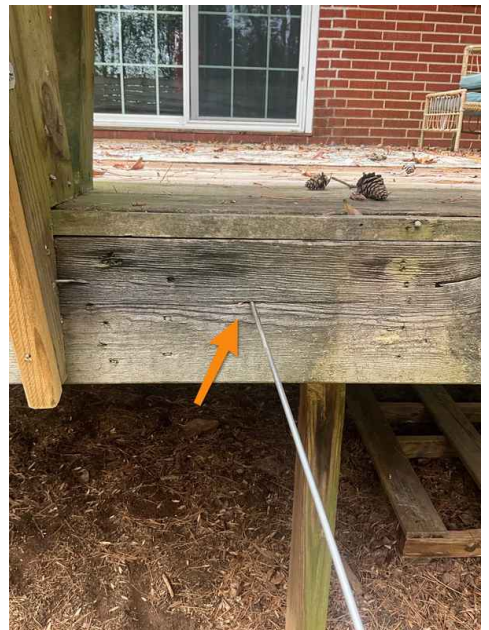
DECK - DETERIORATION

Deck replaced in 2025



Recommendation

The rear deck, deck stairs, and deck railings show signs of wood deterioration. This can lead to the failure of the deck, deck stairs, and/or railings and cause a falling hazard. The home inspector recommends having a qualified specialist for further evaluation of the deck and making repairs as needed.





3.6.2 Decks, Balconies, Porches & Steps

RAILING(S) LOOSE / WOBBLY

 Recommendation

The rear deck post or railing is wobbly/loose at one or more of the securing points. If not properly repaired this condition could worsen and collapse when used upon. The home inspector recommends a qualified specialist for repair.

Deck replaced in 2025



3.6.4 Decks, Balconies, Porches & Steps

BALUSTER(S) - LOOSE/NOT PRESENT

Deck replaced in 2025

 Recommendation

The railing balusters on the rear deck were observed to be not present. This poses a hazard to small children and animals as they may fall between balusters. Balusters are to be placed no more than four (4) inches apart. The home inspector recommends a qualified specialist for repair.



3.7.1 Walkways, Patios & Driveways
UNLEVEL DRIVEWAY CRACKING

 Recommendation

Cracking of the concrete in the driveway was observed at the time of the inspection. The damaged areas may worsen and cause unlevel areas. This is an indication of but is not limited to the settlement of the soil underneath. The home inspector recommends a qualified specialist for further evaluation and repair as necessary.



4.5.1 Attic Wall
RODENTS/ANIMALS Repaired in 2025

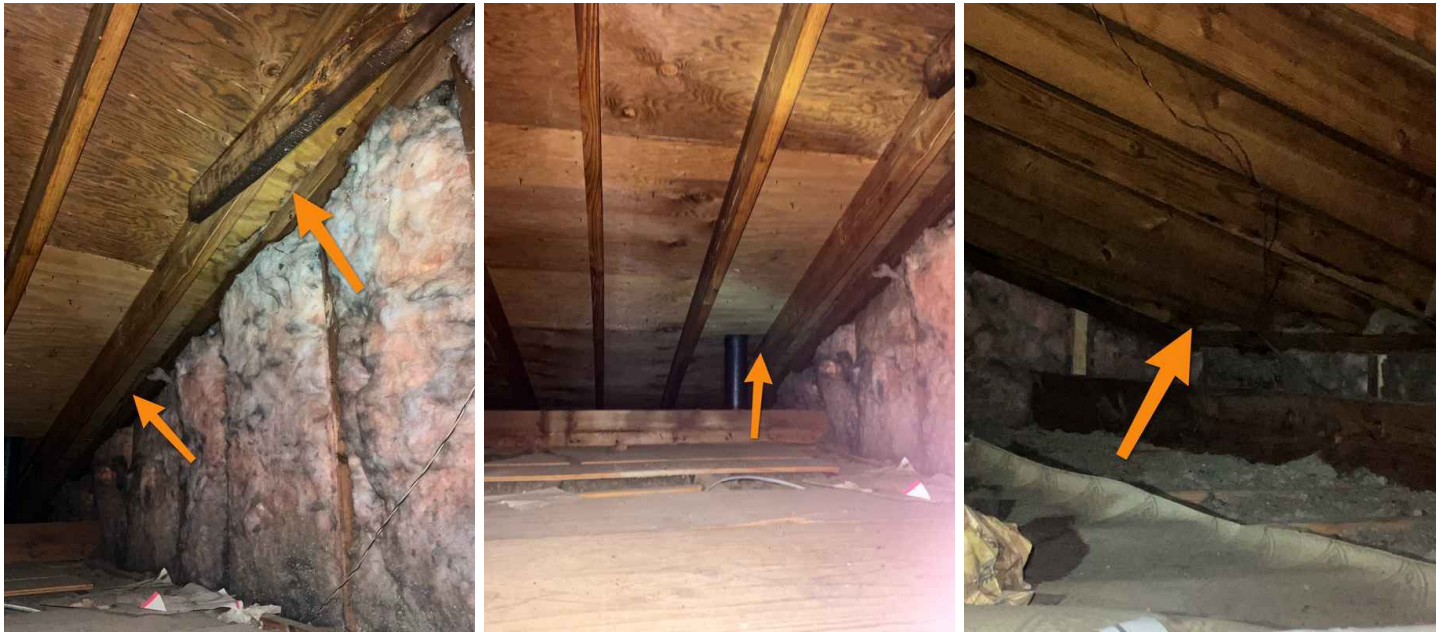
 Recommendation

At the time of inspection there was evidence of rodents in the attic area. Rodents/animals will cause feces buildup and possible urination issues. This will cause insulation in the attic to smell and become ruined. May also cause staining on ceilings and damage to structural component. The home inspector recommends a qualified specialist for further evaluation and removal of rodents/animals and qualified specialist for further evaluation and repair of insulation as needed.

4.6.1 Sheathing **Roof replaced and gutters added in 2025**
SHEATHING WOOD DETERIORATION/MOISTURE STAINING

 Recommendation

The sheathing throughout the attic was observed to show signs of wood deterioration and moisture staining. Continued moisture or water accumulation in these areas could lead to further damage extending to other parts of the structure. The home inspector recommends consulting a qualified specialist for a comprehensive evaluation and subsequent repairs to address this.



4.7.1 Roof Structure & Attic

ROOF - WAVY

Roof replaced and gutters added in 2025



Recommendation

The rear area has waves throughout which may indicate, but not limited to, thin-soft sheathing, roof framing issues, rafter spread to far apart, or heavier shingles were placed on old sheathing. This may worsen and cause damage to shingles or roof structure. The home inspector recommends a qualified specialist for further evaluation and provide course of action as necessary.

5.1.1 Doors

DOOR UNLEVELED

Door repaired in 2025



Recommendation

The front screen door was observed to be unleveled, which does not allow for it to latch and causes the door to have a gap at the top. This is an indication that the adjustment screws are not properly set. The home inspector recommends a qualified specialist for repair.



5.1.2 Doors

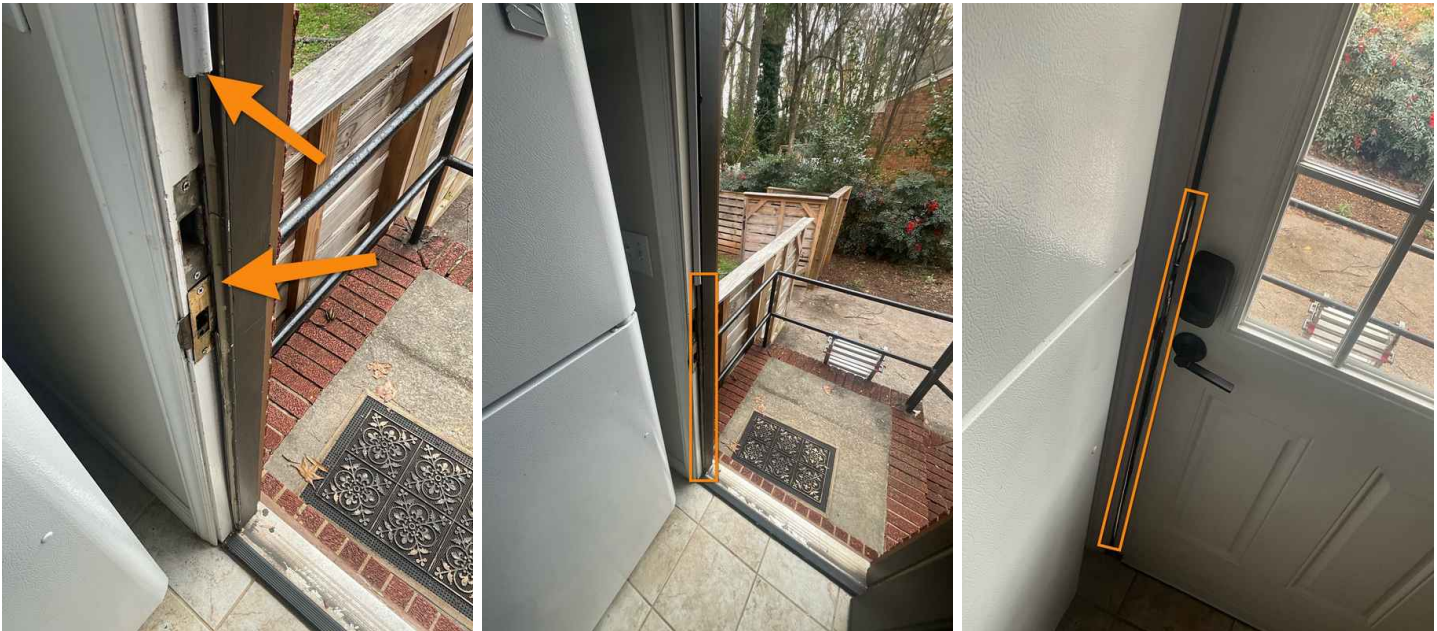
DAMAGED WEATHER-STRIPPING

Replaced door in 2025

Recommendation

At the time of the inspection, the weather stripping on the side entry door was generally damaged or deteriorated. This may lead to moisture intrusion or energy inefficiency in the home. The home inspector recommends a DIY repair by replacement of the damaged weather stripping. The client may wish to have a qualified specialist for repair if so desired.

Recommendation
Recommended DIY Project



5.1.3 Doors

HINGES LOOSE

Repaired in 2025

Recommendation

The bottom hinge of the front left bedroom door was observed to be loose, which may lead to the door sticking or eventually falling out of place. The screws look to be stripped and causing the issue of the loose hinges. The home inspector recommends the repair be completed by a qualified specialist if desired.

[Here is a DIY article](#) on fixing loose hinges.



5.1.4 Doors

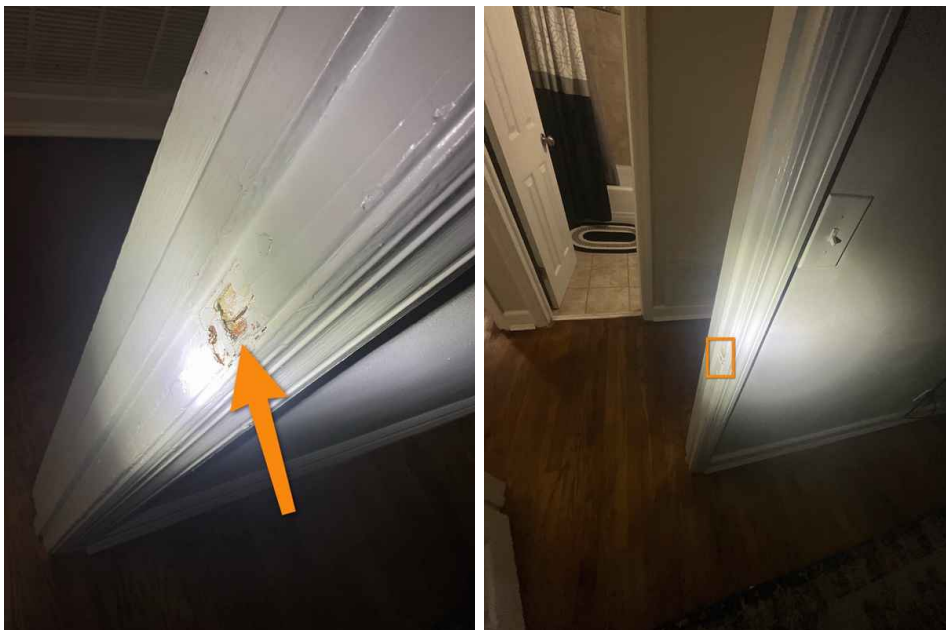
LATCH PLATE NOT INSTALLED

Repaired in 2025



Recommendation

The latch plate for the front right bedroom door was observed to not be present. This may lead to damage to the door or door frame. The home inspector recommends a qualified specialist to further evaluate and make repairs.



5.2.1 Windows

WINDOW - NOT FUNCTIONING

Recommendation

The bottom windows throughout the home did not properly open, were hard to open, were painted shut, and/or not properly functioning at the time of inspection. This may pose a safety hazard as it may slow egress in an emergency. The home inspector recommends a qualified specialist for further evaluation and repair.

Repaired in 2025



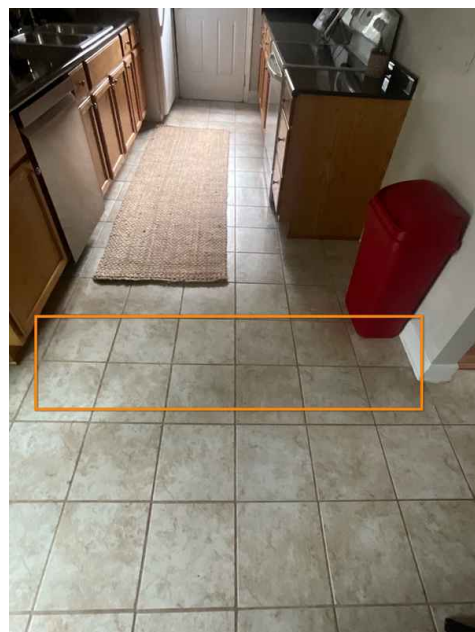
5.3.1 Floors

FLOORING - UNLEVELED/HUMPS/DIPS

Recommendation

The flooring in areas throughout the home has noticeable humps in the flooring. This may cause the flooring to become unlevelled and can start to separate at the meeting areas. This may worsen and cause a tripping hazard or damage to the flooring. The home inspector recommends a qualified specialist for further evaluation and repair as necessary.

Repaired and replaced flooring in 2025



5.3.2 Floors

DAMAGED/MOISTURE INTRUSION

Replaced flooring in 2025



Recommendation

The flooring near the living room has evidence of moisture intrusion. This may be from past or present leaks around/near area. If left in current condition, further damage may occur to surrounding areas and/or components. When checked with the moisture meter no significant moisture was detected. The home inspector recommends a qualified specialist for further evaluation and repair.



5.8.1 Bathrooms

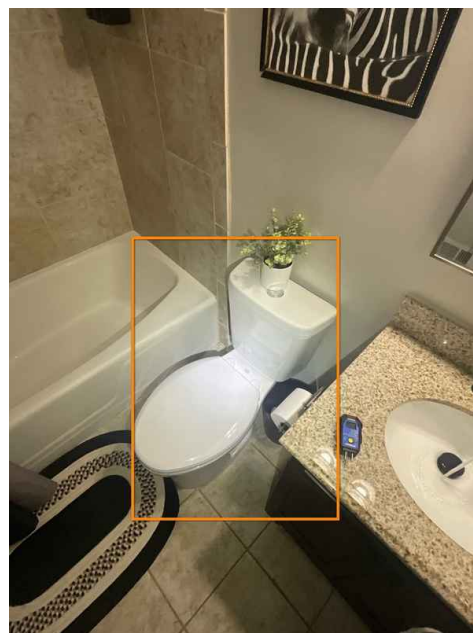
Repaired in 2025



Recommendation

TOILET LOOSE

The toilet in the hallway bathroom was loose at the attachment to the floor. This may cause deterioration of the seals, damage to the floor, or cause unseen leaks. The home inspector recommends further evaluation and repair by a qualified specialist.

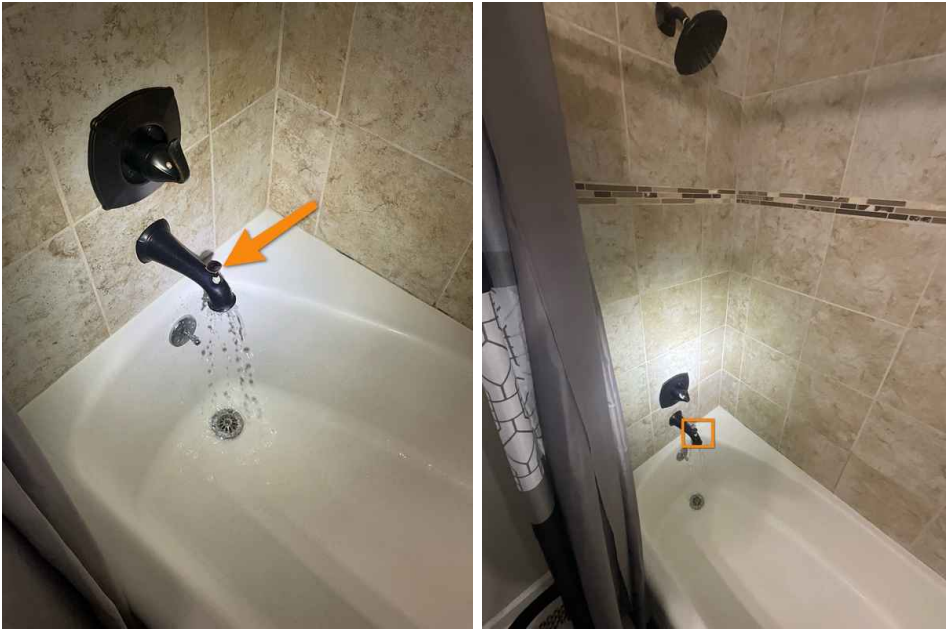


5.8.2 Bathrooms

SHOWER WATER DIVERTER MALFUNCTION Repaired in 2025

Recommendation

The water diverter in the shower of the bathroom allows water to disperse from the faucet when in use (shower turned on). This may cause, but is not limited to, water to disperse outside of the shower or weak water pressure at the shower head and may cause unseen moisture damage behind the wall. The home inspector recommends further evaluation and repair by a qualified specialist.



5.8.3 Bathrooms

BATHROOM EXHAUST FAN(S) NOT PRESENT

Recommendation

The master bathroom does not have a bathroom exhaust fan installed. Exhaust fans help circulate and remove moisture in bathrooms. The home inspector recommends a qualified specialist to install exhaust fans.

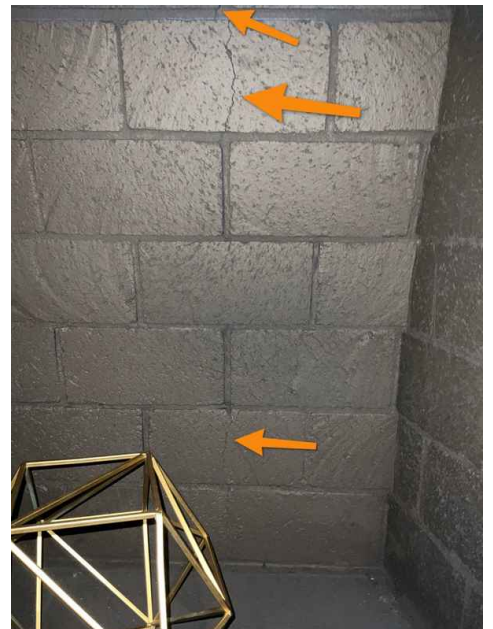
Repaired in 2025

5.9.1 Fireplace

FIREWALL CRACKED

Recommendation

The fireplace lining was observed to have cracking in the rear. These cracks can lead to chimney damage or allow toxic fumes to enter the home, possibly creating a significant safety hazard. The home inspector recommends a qualified specialist for evaluation and necessary repairs.



7.2.1 Package System

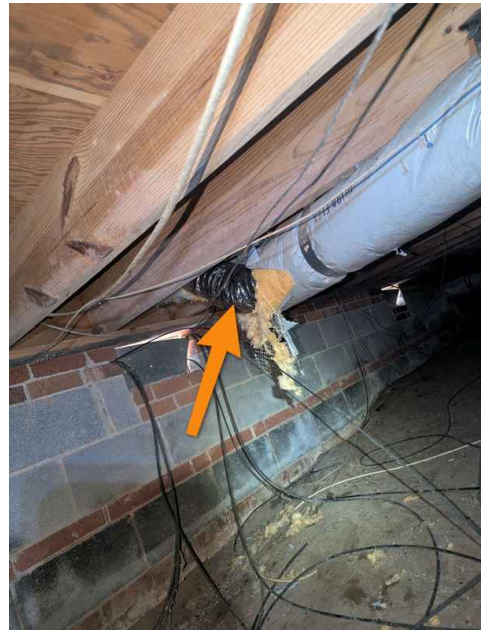
DUCTWORK DAMAGED**Ductwork replaced in 2025**

Recommendation

Ducts in the crawlspace were observed to be deteriorating, exposing the interior duct. This will lead to energy inefficiency and leave the duct prone to damage. The home inspector recommends an HVAC professional to further evaluate the duct system and make repairs or replacements as needed.

Recommendation

Contact a qualified HVAC professional.



7.2.2 Package System

GAS SMELL

HVAC replaced in 2025



Recommendation

There was a heavy gas smell near the HVAC system at the time of the inspection. While some gas smell is normal, an excessive amount could indicate a possible issue within the system. The home inspector recommends an HVAC professional to further evaluate and make repairs.

Recommendation

Contact a qualified HVAC professional.

8.3.1 Branch Wiring Circuits, Breakers & Fuses

EXPOSED WIRE CONNECTION



Recommendation

Wiring connections in the attic are not installed in a junction box. This may cause electrical shock or electrical damage to the circuit. The home inspector recommends further evaluation and repair by a qualified specialist.

Repaired in 2025



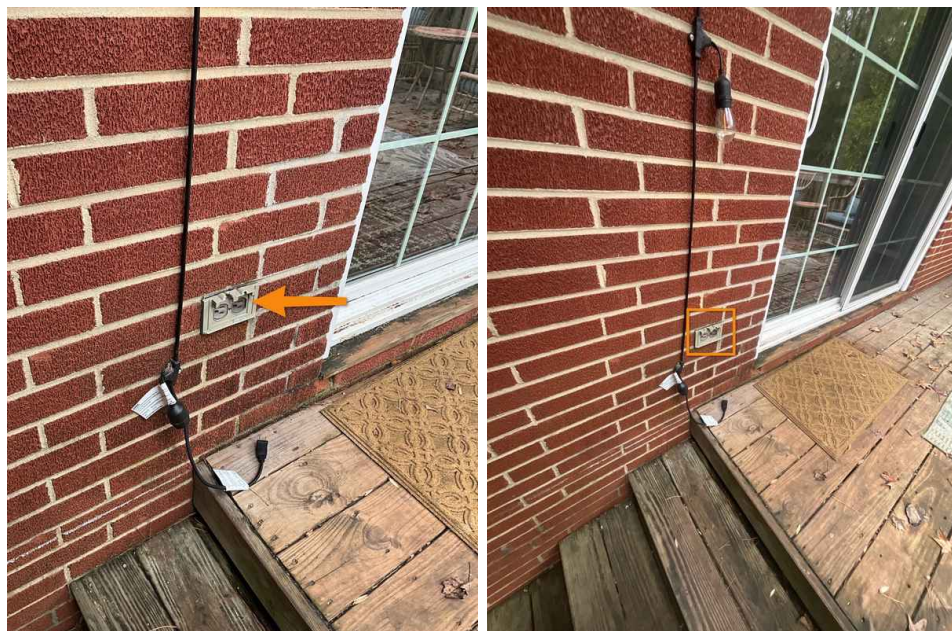
8.4.1 Lighting Fixtures, Switches & Receptacles

EXTERIOR RECEPTACLE WEATHER COVER

Repaired in 2025

 Recommendation

The exterior receptacle weather cover at the rear deck was observed to be damaged during the inspection. This does not allow the receptacle to be completely enclosed and can lead to moisture intrusion of the receptacle and cause electrical hazards. The home inspector recommends a DIY repair by replacement of a waterproof cover. The client may wish to have a qualified specialist for repair if so desired.



8.4.2 Lighting Fixtures, Switches & Receptacles

TWO PRONG RECEPTACLES Recommendation

Some receptacles in the home have two prong receptacles. Two prong receptacles have a hot wire and a neutral wire running to them and are not grounded which may cause stray currents, electrical shock and power surge. The home inspector recommends further evaluation and repair by a qualified specialist.

Repaired in 2025



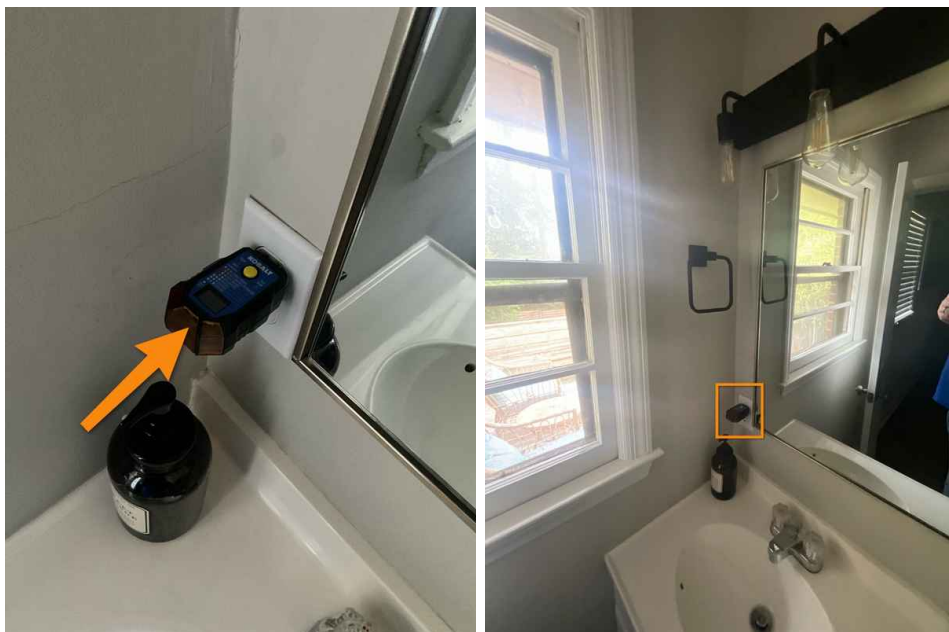
8.4.3 Lighting Fixtures, Switches & Receptacles

WIRING

Repaired in 2025

 Recommendation

The master bathroom receptacle was observed to be turned on and off with the bathroom light. Due to the receptacle being newer, this appears to be an improper wiring of it's GFCI functions. The home inspector recommends a qualified specialist to further evaluate and make repairs.



8.6.1 Smoke Detectors Assessment

INADEQUATE AMOUNT OF SMOKE ALARMS Repaired



Recommendation

No smoke detectors were observed in any of the areas where they should be located. Smoke detectors are required in each bedroom and outside the bedroom within the immediate vicinity. The home inspector recommends a DIY repair by adding smoke detectors to the areas missing them. The client may wish to have a qualified specialist make the installations if preferred.

8.7.1 Carbon Monoxide Detectors Assessment

Repaired

INADEQUATE AMOUNT OF CARBON MONOXIDE DETECTOR



Recommendation

It was observed that there were no carbon monoxide detectors present in the home. Additionally, the currently installed smoke detectors do not indicate that they are combination units capable of detecting both smoke and carbon monoxide. This lack of carbon monoxide detection poses a potential safety hazard.

To address this issue and ensure the safety of occupants, it is strongly recommended a DIY repair by installing carbon monoxide detectors in every dwelling unit that has a fossil-fuel-burning heater or appliance, fireplace, or an attached garage. Carbon monoxide detectors can be either battery-operated or electrical (plug-in) models, depending on the specific requirements of the home.

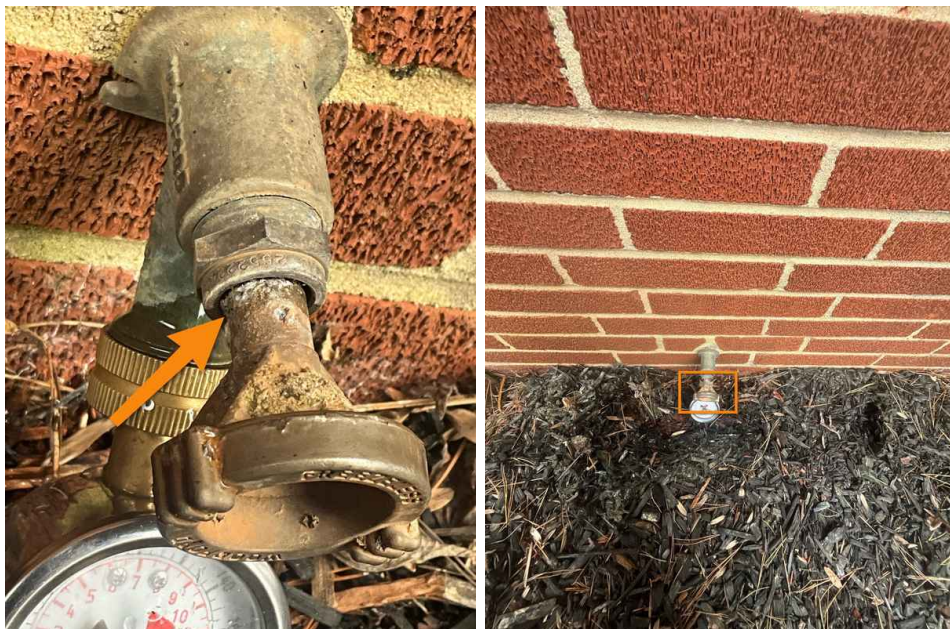
To perform the installation as a DIY repair, follow the manufacturer's instructions provided with the carbon monoxide detector. Typically, this involves mounting the detector at an appropriate height on the wall or ceiling and ensuring it is located near sleeping areas and common living spaces. It is important to adhere to recommended guidelines and regulations regarding the placement and quantity of detectors in the home.

However, if you are unsure about the installation process or prefer to have a professional handle the repair, it is recommended that you hire a qualified specialist for assistance. They can ensure proper placement, installation, and testing of the carbon monoxide detectors, providing peace of mind and a higher level of safety for the home's occupants.

9.3.1 Water Supply, Distribution Systems & Fixtures

HOSE BIB/SPIGOT - LEAKING Repaired Recommendation

The front exterior hose bib/spigot was observed to leak from the knob when opened. This will allow water to disperse at the foundation of the home and may cause higher utility bills. The home inspector recommends a qualified specialist for repair or replacement.



9.3.2 Water Supply, Distribution Systems & Fixtures

HIGH WATER PRESSURE Repaired Recommendation

The water pressure within the home was measured at approximately 90 psi, exceeding the recommended residential range of 40 to 80 psi. This elevated pressure can exert undue stress on the home's water distribution system, risking damage to pipes, seals, fixtures, and other components. To mitigate this issue and avoid potential further damage, the home inspector recommends a qualified specialist conduct a comprehensive evaluation and undertake any required repairs.

9.4.1 Hot Water Systems, Controls, Flues & Vents

BURN MARK Repaired Recommendation

The home inspector observed a burn mark above the temperature pressure relief valve during the inspection. This burn mark is an indication of potential issues such as overheating electrical components, problems with the heating elements, or other related concerns within the water heating system. Such signs should not be overlooked, as they may pose a safety hazard and could lead to more serious problems, including system failure. The home inspector recommends that a qualified specialist be consulted for further evaluation and repair as necessary to ensure the safety and proper functioning of the water heating system.



10.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER **Crawlspace encapsulated in 2025**

— Recommendation

No vapor barrier is installed in the crawl space. This can result in unwanted moisture build-up, organic growth, and wood deterioration. The vapor barrier is a material used for damp proofing and helps regulate moisture impeding into the crawl space from the crawlspace floor. The home inspector recommends a qualified specialist to make repairs.

10.4.1 Floor Structure

FLOOR SYSTEM MOISTURE DAMAGE

Repaired in 2025

— Recommendation

Moisture staining and damage were observed on the underlying floor structure underneath the bathroom areas. The moisture levels taken were observed to be higher than the average indicating a past or present issue. If left in this condition, there is a risk of further deterioration to the flooring system, which could extend to other areas of the home, potentially compromising the integrity. The home inspector recommends that a qualified specialist be consulted for further evaluation and repair as necessary. The specialist should also assess any hidden moisture or other related issues and advise on appropriate remediation.





10.4.2 Floor Structure

ORGANIC GROWTH - CRAWL SPACE

Mold cleaned in 2025



Recommendation

The home inspector observed signs of organic growth in one or more areas of the flooring structure in the crawlspace. This can lead to, but is not limited to, deterioration of the flooring system and may pose a health hazard. The home inspector recommends having a qualified specialist for further evaluation, identifying the source for the organic growth, and making repairs to all as necessary.



10.4.3 Floor Structure

JOIST DAMAGED

Floor joists sistered in 2025



Recommendation

A joist at the left side area in the crawlspace was observed to have damage that may lead to decreased integrity of the joist or floor system. This may cause the joist to become weak and lead to but is not limited to twisting, sagging, or cause structural integrity of the joist. The home inspector recommends a qualified specialist for repair or replacement as necessary.



10.7.1 Crawl Space Insulation

CRAWLSPACE INSULATION NOT PRESENT

Repaired in 2025



Recommendation

During the inspection, it was noted that insulation was not installed in the crawlspace. Insulation plays a crucial role in maintaining the energy efficiency of the home by preventing heat loss in the winter and heat gain in the summer through the floor. Without insulation, the home may experience increased energy costs and decreased comfort levels. The home inspector recommends further evaluation and repair by a qualified specialist.