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NORTH CAROLINA REAL ESTATE COMMISSION

# Residential Property And Owners' Association Disclosure Statement

*Protecting the Public Interest in Real Estate Brokerage Transactions*

Property Address/Description: 502 Tilden Street, Raleigh, NC 27605
Owner's Name(s): Thomas A. Payne and Linda M. Payne

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

**OWNERS:** The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

**BUYERS:** The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**
• Carefully review the entire Disclosure Statement.
• Obtain their own inspections from a licensed home inspector and/or other professional.
DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

**BROKERS:** A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials TMP
Buyer Initials _____ Owner Initials LMP

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## SECTION A.
## STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

| | Yes | No | NR |
|---|---|---|---|
| A1. Is the property currently owner-occupied? Date owner acquired the property: 1975 If not owner-occupied, how long has it been since the owner occupied the property? 9/2026 | | ✘ | |
| A2. In what year was the dwelling constructed? ~1910 | | | |
| A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)? Addition in early 1980s | ✘ | | |
| A5. In what year was the dwelling's roof covering installed? 1910, 2024 | | | |
| A6. Is there a leakage or other problem with the dwelling's roof or related existing damage? | | ✘ | |
| A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab? | ✘ | | |
| A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired? | | ✘ | |
| A9. Has the dwelling ever experienced damage due to a fire? | ✘ | | |
| A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider? | ✘ | | |

A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)

Brick Veneer ✔ Vinyl Stone Fiber Cement Synthetic Stucco Composition/Hardboard

Concrete Aluminum ✔ Wood Asbestos Other:_____

A11. Is there a problem, malfunction, or defect with the dwelling's: * See attached inspection report summary

| | NA | Yes | No | NR | | NA | Yes | No | NR | | NA | Yes | No | NR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Foundation | | | | | Windows | | | | | Attached Garage | | | | |
| Slab | | | | | Doors | | | | | Fireplace/Chimney | | | | |
| Patio | | | | | Ceilings | | | | | Interior/Exterior Walls | | | | |
| Floors | | | | | Deck | | | | | Other:_____ | | | | |

***Explanations for questions in Section A (identify the specific question for each explanation):***

See attached inspection report summary

Fire during 1980s and claim filed.

## SECTION B.
## HVAC/ELECTRICAL

| | Yes | No | NR |
|---|---|---|---|
| B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)? | | ✘ | |
| B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning? | | ✘ | |

B3. What is the dwelling's heat source? (Check all that apply)

✔ Furnace [ 1 # of units] Year(s): 2018 ✔ Heat Pump [ 1 # of units] Year(s): 2024

Baseboard [ ____ # of units] Year(s):_____ ✔ Other:_____ [ ____ # of units] Year(s):_____

Boiler system still in place and being sold as-is

TAP

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

✔ Central Forced Air [ 2 # of units] Year(s): 2018, 2024 Wall/Windows Unit(s) [ ___ # of units] Year(s):____

Other:_____ [____ # of units] Year(s):_____

B5. What is the dwelling's fuel source? (Check all that apply)

✔ Electricity ✔ Natural Gas Solar Propane Oil Other:_____

Provider:_____ Leased/Owned:_____ Above/Below Ground:_____ Year:_____

***Explanations for questions in Section B (identify the specific question for each explanation):***

See attached inspection report summary

## SECTION C.
## PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

✔ City/County Shared well Community System Private well Other:_____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

Quality Pressure Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test?_____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

✔ Copper Galvanized Plastic Polybutylene ✔ Other: Pex

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ✔ Gas: 2024 Electric:_____ Solar:_____ Other:_____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

Septic tank with pump community system Septic tank Drip system

✔ Connected to City/County System City/County system available Other:_____

Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ No Records Available

Date the septic system was last pumped:_____

C5. Is there a problem, malfunction, or defect with the dwelling's:

| | NA | Yes | No | NR | | NA | Yes | No | NR |
|---|---|---|---|---|---|---|---|---|---|
| Septic system | ✘ | | | | Plumbing system (pipes, fixtures, water heater, etc.) | | | ✘ | |
| Sewer system | | | ✘ | | Water supply (water quality, quantity, or pressure) | | | ✘ | |

***Explanations for questions in Section C (identify the specific question for each explanation):***

See attached inspection report summary

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## SECTION D.
## FIXTURES/APPLIANCES

| | Yes | No | NR |
|---|---|---|---|
| D1. Is the dwelling equipped with an elevator system?<br>If yes, when was it last inspected?_____<br>Date of last maintenance service: _____ | | ✘ | |

D2. Is there a problem, malfunction, or defect with the dwelling's:

| | NA | Yes | No | NR | | NA | Yes | No | NR | | NA | Yes | No | NR | | NA | Yes | No | NR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Attic fan, exhaust fan, ceiling fan | | | ✘ | | Irrigation system | ✘ | | | | Sump pump | | | ✘ | | Garage door system | ✘ | | | |
| Elevator system or component | ✘ | | | | Pool/hot tub /spa | | | ✘ | | Gas logs | | | ✘ | | Security system | ✘ | | | |
| Appliances to be conveyed | | | ✘ | | TV cable wiring or satellite dish | | | ✘ | | Central vacuum | ✘ | | | | Other: _____ | | | | |

***Explanations for questions in Section D (identify the specific question for each explanation):***

See attached inspection report summary

## SECTION E.
## LAND/ZONING

| | Yes | No | NR |
|---|---|---|---|
| E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property? | | ✘ | |
| E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?) | | ✘ | |
| E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)? | | X | |
| E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions? | | ✘ | |
| E5. Does the property abut or adjoin any private road(s) or street(s)? | | ✘ | |
| E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ✘ NA | | | |

***Explanations for questions in Section E (identify the specific question for each explanation):***

## SECTION F.
## ENVIRONMENTAL/FLOODING

| | Yes | No | NR |
|---|---|---|---|
| F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property? | | ✘ | |

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| | Yes | No | NR |
|---|---|---|---|
| F2. Is there an environmental monitoring or mitigation device or system located on the property? | | ✘ | |
| F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? | ✘ Tank closed in place, see attached report | | |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? | ✘ | | |
| F5. Is the property located in a federal or other designated flood hazard zone? | | ✘ | |
| F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? | ✘ | | |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? | | ✘ | |
| F8. Is there a current flood insurance policy covering the property? | | ✘ | |
| F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? | | ✘ | |
| F10. Is there a flood or FEMA elevation certificate for the property? | | ✘ | |

**NOTE:** An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

***Explanations for questions in Section F (identify the specific question for each explanation):***

UST closed in place, see attached document. * Crawlspace flooded during Hurricane Fran. French drains and sump pump installed - no major issues since.

## SECTION G.
## MISCELLANEOUS

| | Yes | No | NR |
|---|---|---|---|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? | | ✘ | |
| G2. Is the property subject to a lease or rental agreement? | | ✘ | |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit? | ✘ | | |

***Explanations for questions in Section G (identify the specific question for each explanation):***

Historic district overlay

THP

Buyer Initials _____ Owner Initials _____
Buyer Initials _____ Owner Initials LMP

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## SECTION H.
## OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

| | Yes | No | NR |
|---|---|---|---|
| H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?<br>If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:<br>a. (specify name)_____ whose regular assessments ("dues") are $_____ per _____.<br>The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____<br>b. (specify name)_____ whose regular assessments ("dues") are $_____ per _____.<br>The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____<br>c. Are there any changes to dues, fees, or special assessments which have been duly approved and to which the lot is subject?<br>If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject:_____ | | ✘ | |
| H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?<br>If "yes," state the amount of the fees:_____ | | | |
| H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?<br>If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation:_____ | | | |
| H4. Is there any unsatisfied judgment or pending lawsuits against the association?<br>If "yes," state the nature of each unsatisfied judgment or pending lawsuit: | | | |

***Explanations for questions in Section H (identify the specific question for each explanation):***

_____

_____

_____

_____

**Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.**

Owner Signature: Thomas Alfred Payne Date 10/22/2026

Owner Signature: Linda Molnar Payne Date 10/22/2026

**Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.**

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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# SUMMARY PAGE

**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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney.**

**This summary report hyperlink capability is temporarily disabled due to a software issue. We hope to have it turned on again in the near future and we apologize for the inconvenience in the meantime. When it is returned, you will again be able to click on a remark in the summary and the PDF will jump to the page, in the body of the report, where that remark (and photos, if applicable) can be found.**

## Safety Concerns

1. All exterior doors have double-keyed deadbolts. These can be a safety issue in case of emergency egress. Occupants can be disoriented by the egress demanding event and not be able to find, insert, or operate the key. Have a qualified contractor replace these deadbolt locks with single keyed, thumb-latched deadbolts.
2. * The handrail is loose on the balcony. This can be a safety issue. Have a qualified contractor secure the handrail. New railing braces installed
3. The outlets at the kitchen and laundry rooms are not ground fault circuit interrupter (GFCI) outlets. For safety, all outlets on the exterior, garage, crawlspace, bathrooms and kitchen counter tops (within six feet of plumbing, except where used by permanently placed appliances) should be GFCI. Have a qualified electric contractor convert these outlets to GFCI as needed.
4. At several rooms, several outlets are loose at the wall. This is a potential safety hazard. Have a qualified electrical contractor repair as needed.
5. The smoke detectors and carbon monoxide detectors in the house appear to be aged. The National Fire Protection Agency recommends that these alarms be replaced every 10 years. Have a qualified contractor evaluate the alarms in the home and repair or replace as needed.
6. The front handrail on the stairs leading to the second floor is loose or otherwise insecure. This can be a safety hazard. Consult a qualified contractor for repair.
7. At the stair way handrail, the rail ends are opened off the wall. This can allow clothing, handbags, etc. to snag and result in a fall. Have a qualified contractor reconfigure the rails with turns at the ends to fit flush to the wall.
8. At the front porch, there is an open electrical splice hanging loose. For safety and functionality, this should be secured and properly connected inside a mounted junction box. Have a qualified electric contractor correct as needed.
9. It appears the front porch side entry step height exceeds the 7 3/4 inch step variance. This has resulted in an irregular step height that can be a tripping hazard. Have a qualified contractor evaluate and rework steps as needed.
10. Most of the ground-fault circuit interrupter (GFCI) outlets located on the exterior are defective. These devices would not reset once tested. Defective GFCI outlets can be a safety hazard. Have a qualified electric contractor repair or replace the GFCI outlets and confirm safe operation.
11. On the rear deck there are numerous missing/loose balusters. This creates a safety hazard for small children. Have a qualified contractor repair/replace as needed.
12. The handrails are loose on the steps to the decks. This can be a safety issue. Have a qualified contractor secure the handrails.
13. The guardrails are loose on the decks. This can be a safety issue. Have a qualified contractor secure the guardrails.
14. The dryer vent duct hood flap is stuck open with lint. This could be a fire hazard. Have a qualified contractor repair as needed.
15. In the crawl space, there is an open junction box. This condition presents a potential safety hazard. Have a qualified electrical contractor repair as needed.
16. On the rear exterior of the home, one outlet cover was loose. This is at the rear deck. Water can infiltrate an improperly covered outlet and cause an unsafe condition. Have a qualified electric contractor repair or replace as needed.
17. At the exterior, one outlet ground prong is damaged. This is a potential safety hazard. Have a qualified electrical contractor repair as needed.
18. At the decks, there are several loose nails. This renders the boards loose, creates a tripping hazard and can injure bare feet. Have a qualified contractor tighten all nails on the decks.

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19. At the side deck, there is a cracked step in the middle of the stairs. If left, this can be a tripping hazard. Have a qualified contractor repair as needed.
20. The side deck handrail(s) are constructed with horizontal wood and steel cables under tension. Generally accepted construction techniques provide for balusters to be installed vertically and spaced no greater than four inches apart. The horizontal configuration of this wood and cables can be a safety concern for children climbing. Consult with a qualified contractor to correct this condition.
21. It appears the rear deck entry step height exceeds the 7 3/4 inch step variance. This has resulted in an irregular step height that can be a tripping hazard. Have a qualified contractor evaluate and rework steps as needed.

### Exterior

1. The brick patio has elevated and settled unevenly in areas. This condition may deteriorate further and can be a tripping hazard. Consult with a qualified contractor for evaluation and recommendations.
2. On the foundation wall around the home, there are a few places where the mortar parge coat exhibits shrinkage cracking/damage. The foundation wall in the crawl space did exhibit damage. This parge coat is cosmetic but moisture entering the cracks and freezing may contribute to further damage. Have a qualified contractor seal or repair this parge coat as needed.

### Porch and Steps

1. At the front porch entrance, the left column is loose and a middle column is damaged at the top. If left, this will continue to deteriorate and could eventually become a structural problem. Have a qualified contractor repair or replace and caulk as needed.
2. The front porch columns have missing mortar in places. This can allow water to enter these areas, freeze, expand, and cause further damage. Have a qualified contractor re-point the mortar as required.

### Deck

1. At these decks, multiple posts are rotted at the ground level. This will weaken these posts. Have a qualified contractor repair as needed.
2. At the decks, the posts are only toe-nailed to the upper structure. This may not be sufficient in a storm with uplifting wind. Recommend having a qualified contractor add metal ties to each post attachment to deck structures.
3. The right side deck has a post that has significant erosion at the footer. This may not provide proper support for the deck. Have a qualified contractor evaluate the footings of the deck and repair as needed.
4. It appears the rear deck left side entry pad is at the end of its useful life. There is a considerable amount of wood rot. Recommend having a qualified contractor demolish and replace the entry pad.
5. At the side deck, a few handrail supports are rotted and loose. This will weaken this deck. Have a qualified contractor repair as needed.
6. The rear deck has two posts that do not have sufficient footings underneath. This may not provide proper support for the deck. Have a qualified contractor evaluate the footings of the deck and repair as needed.

### Siding

1. Peeling paint was noted on the front balcony doors. If left, this will lead to water damaged wood components. Have a qualified contractor evaluate the surfaces and components for water damaged wood, make the necessary repairs then prepare and paint the surfaces as needed.
2. The exterior caulking around the siding and trim is cracked or missing in a few areas. Failed or missing caulk can allow moisture to infiltrate siding and structural components and lead to mold or rotted wood. Have a qualified contractor evaluate and repair any moisture damage and rework the caulking everywhere as needed.
3. Loose, missing, and damaged siding and trim was noted on multiple sides of the home. If left, this condition can allow water infiltration behind the siding/trim. Have a qualified contractor repair the siding and trim as needed.
4. Missing/damaged bricks were noted on the brickwork on the front and rear of the home. Missing bricks can permit water intrusion leading to mold and deterioration of components and structure. Have a qualified contractor complete repairs.

### Roof

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1. On multiple sides of the roof, there are elevated/damaged shingles. Raised shingles can be caught by the wind and broken. This condition allows for wind blown rain to penetrate the roofing structure. Have a qualified roofing contractor repair as needed.
* 2. A hump in the roofing was noted on the left side of the roof. There was no evidence of an active leak at the time of the inspection. Have a qualified contractor evaluate and repair as necessary. Hump where old chimney was removed
3. The flashing on the front roof has raised. This can allow wind-blown rain to penetrate damaging interior and structural components. Have a qualified contractor repair the flashing.
4. At multiple locations on the roof, there is debris collected on the shingles. Not only does this limit the roof inspection, this will deteriorate the shingles and could cause interior damage. Have a qualified roofer clear all the debris from the roof.

### Gutters

1. At the right front end of the home, one flexible gutter downspout is loose at the mount. This may allow for water to dump out at the foundation. Have a qualified contractor repair as needed.
2. At the rear left end of the home, one gutter downspout is loose. This may allow the downspout to loosen and fall. Have a qualified contractor repair as needed.
3. All of the gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof drainage water to drain at the base of the foundation, causing foundation water problems. Have a qualified contractor clean the gutters as needed.

### Electrical

1. Throughout the home, a few lights were inoperable. These include exterior flood lights. These may be blown bulbs. Replace any defective bulbs and, if still inoperable, have a qualified electrical contractor repair as needed.
2. The hallway bathroom exhaust fan was not operable at the time of the inspection. In the absence of an operable window, a working exhaust fan, ducted to the exterior of the home, should be installed. Insufficient ventilation can lead to development of mold and mildew. Contact a qualified contractor for repair or replacement.
3. In the second floor hallway bathroom, the spa tub was inoperable. The tub was inoperable due to lack of power. Have a qualified electrical contractor evaluate and repair the tub as needed.

### Windows & Doors

1. The second floor rear right door bumps and rubs on the floor. This will accelerate wear on the door, floor and hardware. Have a qualified contractor evaluate and repair as required.
2. At numerous interior doors, there were several issues. These issues include, but are not limited to; loose door hinges, doors rubbing, misaligned striker catch plates and missing door stops. Have a qualified contractor evaluate all doors and repair or replace as needed.

### Interior

* 1. At the second floor rear left rooms ceilings, there is evidence of moisture staining with no evidence of previous repair. Have a qualified contractor evaluate and repair as needed.
2. At the interior of this home, there are a few areas that show signs of settlement via cracked drywall at the top corners. This may be due to structural settlement. There were other signs of structural settling. Ask the homeowner for the history of the building settlement and cracking. Monitor this condition and, if movement is detected, have a structural engineer evaluate and advise.
* 3. In the master bedroom closet, the ceiling has widespread spot type stains. The cause here is unknown. Have a qualified contractor perform air and surface sampling and execute corrective measures at the interior.
4. One kitchen cabinet drawer were noted to have loose or worn hardware. Loose and worn hardware can cause the drawer and cabinet frame to be damaged. Have a qualified contractor examine all of the kitchen cabinets and repair or replace as needed. 1 & 3 - stains from prior leaks that were repaired.

### Bathroom

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1. In the bathrooms, some of the caulk and grout was missing, including but not limited to the areas indicated in the photos. Failure to keep walls and floors sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls. Have a qualified contractor evaluate and repair any moisture damage and re-caulk and re-grout everywhere needed.

### Kitchen

1. At the kitchen countertop, the grout has deteriorated between the counter and the back-splash. If left, this may allow moisture to infiltrate and damage cabinets and/or structural components. Have a qualified contractor repair as required.

### Appliances

Seller to check stove.

* 1. On the gas range, two burners were inoperable. Have a qualified appliance contractor repair as needed.
2. The installed washing machine did not have an overflow drain pan installed. If an overflow or failure were to occur, this may allow wash water to flow onto the floor and damage structural components. Have a qualified contractor install an overflow pan and drain.

### Attic

1. The attic pull down step assembly has missing insulation. This will waste energy and may allow condensation to form leading to mold and mildew. Have a qualified contractor add insulation here as needed.
2. In the attic structure, there is are several areas with low insulation on the ceiling. This wastes energy and could result in condensation forming due to temperature differential at the ceiling. Have a qualified contractor redistribute the existing insulation or install additional insulation as needed.

### Crawl Space

New vapor barrier being installed

*1. In the crawl space, there is only a partial vapor barrier covering the ground. The absence of a full vapor barrier can allow elevated moisture from the ground to infiltrate the crawl space and promote conditions favored by wood destroying organisms. Have a qualified contractor install a complete vapor barrier.
* 2. In the crawl space, there are numerous areas where the insulation has fallen or is missing. Uninsulated surfaces at heated or air conditioned spaces can create condensation from the temperature differential and lead to mold and mildew, fungus and water damage. Have a qualified contractor reinstall or replace the insulation as needed.

Old insulation has been removed

3. In the crawlspace, a hole was noted at the rear wall. Have a qualified contractor fill the hole as needed.
4. In the crawlspace, there is a sump pump installed in the lowest corner near the foundation wall. Sump pumps aid in ground water displacement and are incorporate a self-activating float level switch. This remark is intended to inform the client.
5. In the crawl space, the floor structure has a wood-moisture content in excess of 20%. This is approaching a range to attract wood destroying organisms. Have a qualified contractor evaluate and correct this condition as needed.
6. At the crawlspace, there were numerous locations of water entry that have caused staining on top the vapor barrier. This indicates water intrusion. No standing water was noted at the time of the inspection. Have a qualified crawl space contractor assess the crawlspace for points of water entry and repair as needed.
7. In the crawl space there is moisture seepage through the foundation wall on multiple sides. Elevated moisture levels in the crawlspace can attract pests and promote wood destroying organisms. Have a qualified contractor evaluate and advise on corrective action to eliminate this condition.
8. In the crawl space there is a boiler system that appears to be terminated. This is to inform the client.

### Structural

1. At the master bathroom, there is a dip in the floor. This may indicate structural settlement. There were other visible signs of settlement at the interior or in the crawl space. Have a structural engineer evaluate and advise.
2. On the rear of the home, the foundation is cracked with modifications to accommodate piping. These cracks are open and there is differential movement. There was apparent structural movement in the living space above. Have a qualified structural engineer evaluate and advise.
3. On the rear side of the home, there are two columns and piers with erosion at the footings. There was apparent structural movement in the living space above. Have a qualified structural engineer evaluate and advise.

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4. The floor joists and sub floor are water marked on the right side floor structure. The area was not dry at the time of the inspection. Extensive wood rot was noted. This condition can attract wood destroying organisms, produce mold and cause further deterioration to the structure and components. Consult with a qualified contractor for evaluation and repair.
5. At the side deck one floor joist is cracked. Have a qualified contractor evaluate and repair as needed.
6. There are multiple temporary floor supports installed below the front porch of the floor structure. Consult a structural engineer to evaluate these temporary supports and recommend corrective action.

### HVAC

1. In the crawl space, at the left rear, one duct outer jacket is ripped. This will diminish the effectiveness of the duct. Have a qualified HVAC contractor repair all ducts as needed.

### Plumbing

1. The waste drain piping in this home includes cast iron material. This material has not been used in residential plumbing for many years and, as a result, may be at or beyond its expected useful life. Recommend having a qualified plumbing contractor evaluate the plumbing system in this home and advise regarding needed repair or replacement.
2. In the master and second floor hallway bathroom, the sink drain stoppers are defective. This will diminish the usefulness of the sinks. Have a qualified plumbing contractor repair as required.

### Pest

* 1. In the crawl space, evidence of termite activity was noted on areas throughout the crawl space. If left untreated, this could lead to extreme damage to structural components. Have a qualified contractor evaluate and treat, then have a qualified contractor evaluate and repair as needed.

BUG OUT has inspected and no active termites

### Limitations

1. The attic inspection was limited by the configuration. It was not possible to view all areas.
2. Due to the configuration, it was not possible to access and inspect all areas of the crawl space.