Inspection Report

09.21.26

4300 Glengrove Road
Raleigh, NC 27616





Your Inspector
Lance Mullins
Lic# 3757
Lance D. Mullins

Client(s)
Valerie Thomas

Realtor
Allen Smith
919-815-4414

Contents

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Summary Page

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THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. 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.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Structural

1. Needs Further Evaluation: Garage – Slab Cracking With Displacement –
A larger than what would be considered typical Cracking and deflection is present in the garage slab. The sub surfaces soils were most likely not prepared Properly (compacted) prior to the placement of the Cement. Cement slab, by itself, is not a structurally Supporting component in the house. Even though the Cracking is more excessive than what would be Considered typical, the moment in the floor is most Likely stable at this time. Have a contractor further Evaluate the garage slab.



See Additional Photos on Page #19

Structural

2. Needs Repair: Slab Foundation - Insulation Damaged -
This house has a concrete slab foundation. Some areas of the applied insulation have been damaged, likely due to assumed landscape maintenance. This will reduce the insulation rating provided to the slab. Have a professional contractor evaluate the slab insulation and make the necessary repairs to restore the R-value.
>>> Note: Caution is advised when providing exterior maintenance in the yard in order to prevent any further damage from occurring.



See Additional Photos on Page #19

Structural

3. Needs Further Evaluation: Slab Cracks/Interior Flooring Movement –
Observed slab cracking in the garage cement slab present in the garage open closet. The Small crack observed would typically be considered an Expected behavior but due to the noted large separation In the concrete it is recommended That a contractor further evaluate for needed repairs to Prevent further movement.



See Additional Photos on Page #19

Exterior

4. Needs Repair: Exterior Wall Cladding - Unsealed Openings -
Observed an unsealed penetration(s) into the exterior wall/foundation area of the home. Unsealed openings can allow moisture/pests access to the foundation area and damage wood framed walls. Have a professional contractor evaluate the entire home and seal all openings as necessary.



See Additional Photos on Page #23

Exterior

5. Needs Repair: Exterior Trim - Deteriorated Sealant -
Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.



See Additional Photos on Page #23

Exterior

6. Needs Repair: Front Entry Door - Door Not Sealing Properly -
The front door weather seal is damaged. This can allow conditioned air to leak from the home, and provide an access point for pests into the home. Have a professional contractor evaluate the door installation and make the necessary repairs to allow the door to seal properly when closed.



See Additional Photos on Page #23

Exterior

7. Needs Repair: Patio - Screen Door Rubs - The enclosed
Patio screen door rubs the jamb when operated. This is
Restricting the operation of the door. Have a contractor
Evaluate and make necessary repairs for proper Operation of the patio screen door.



Exterior

8. Needs Repair: Storm door - not latching -
The rear storm door
And storm door system were tested at the time of the
Inspection. The storm door does not fully close or
Latch shut when closed. Small adjustments in the
Automatic door closure are necessary in order for the
Door to close completely when operated.



Exterior

9. Needs Repair: Entry Door - Damage Storm Door
Screen - Screening material is damaged on the patio storm
Door panel. This can provide an access point into the
Home for pests when the main door is open. Replace Damaged screening material and/or splining to restore The integrity of the storm panel.



See Additional Photos on Page #19

Exterior

10. Needs Repair: Exterior Doors – Doorstop Missing –
The entry door is missing the doorstop. Doorstops
Prevent damage to the wall when using the door. Have a
Contractor evaluate and make necessary repairs to
Prevent damage.



See Additional Photos on Page #19

Exterior

11. Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed
The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



See Additional Photos on Page #25

Exterior

12. Needs Repair: Garage - Openings in Wall Board -
Observed an opening in the wall board in the garage. Openings in the drywall can allow harmful gasses to enter the home, and can allow for a fire to spread more quickly into the home should a fire occur in the garage - the majority of all reported house fires start in the garage. Have a professional contractor make repairs so that the integrity of the wall board is restored.



See Additional Photos on Page #19

Exterior

13. Needs Repair: Driveway - Expansion Joint –
The driveway expansion joint(s) is missing/deteriorated. An expansion joint or movement joint is an assembly Designed to hold parts together while safely absorbing Temperature-induced expansion and contraction of Building materials, and vibration, or to allow movement Due to ground settlement or seismic activity. They are Commonly found between sections of sidewalks, patio And driveways. At minimal, these areas should be sealed To prevent water from intruding. Have a contractor Evaluate and make necessary repairs.



See Additional Photos on Page #27

Exterior

14. Needs Repair: Walkway - Expansion Joint –
The walkway union(s) expansion joint(s) is Deteriorated/missing. An expansion joint or movement Joint is an assembly designed to hold parts together while Safely absorbing temperature-induced expansion and Contraction of building materials, and vibration, or to Allow movement due to ground settlement or seismic Activity. They are commonly found between sections of Sidewalks, patios and drivew



See Additional Photos on Page #28

Exterior

15. Needs Repair: Tree/Shrub Limbs - Limbs In Contact With The House -
Observed tree/shrub limbs that are in contact/near contact with the home. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.
>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



See Additional Photos on Page #28

Roof

16. Needs Repair: Roof Covering - Raised Shingles -
Observed raised shingles on the roof. Raised shingles can allow moisture to penetrate under the roof covering that can result in damage, as well as exposing the shingle to further damage during high wind conditions. Have a professional roofing contractor evaluate the entire roof and make the necessary repairs for proper installation and long term serviceability.



Plumbing

17. Needs Further Evaluation: Gas Line - Rust Present –
Some areas of the gas line were noted to have heavy rust
Present. Rust present can compromise the joints. No gas
Detection was noted at the time of the inspection but due to
The heavy corrosion, it is recommended that a contractor Further evaluate the entire run of the gas line for preventative Maintenance and/or repair.



See Additional Photos on Page #34

Bathroom - First Floor Hall Bathroom

18. Needs Repair: Towel Bar - Loose –
The towel bar in the bathroom loosely secured to the wall. This
Can allow the bar to fall from the wall which can result in
Personal injury or damage to the wall/floor. Recommend that a Professional contractor make the necessary repairs to secure
The bar to the wall.



See Additional Photos on Page #38

Electrical

19. Needs Repair: Grounding Equipment - Ground Rod Extending Above Ground Surface -
The ground rod extends above the grade surface at the right side of the home and is considered to be a safety hazard. Additionally, a specific length of ground rod is required to be in contact with the earth in order to allow for proper energy transfer - typically leaving little to none of the rod exposed. Ground rods (and connections) should be driven into the ground such that they are below the level of the surface dirt grace. Have a professional electrical contractor make the necessary repairs.



See Additional Photos on Page #42

Electrical

20. Needs Repair: Outlets - Exterior Outlet Cover Damaged/Missing -
Some of the exterior electrical outlets are not properly covered. All exterior outlets should have waterproof covers installed on them in order to prevent moisture from causing ground fault circuits to trip and provide protection for personal safety when not in use. Have a professional electrical contractor make the necessary repairs.



See Additional Photos on Page #43

Electrical

21. Needs Repair: Outlets - Loose Outlets -
Loose wall outlets were observed during the inspection. Loose wall outlets present a safety concern due to a possible shock hazard. Loose outlets may not be restricted to locations noted in the report. Have a professional electrical contractor properly check and secure all outlets so that safe operation conditions are ensured of being provided.



See Additional Photos on Page #19

Electrical

22. Needs Repair: Lighting, Fans & Switches - Missing Cover -
Observed a light switch that is missing a cover. The missing cover exposes wire connections which, if contacted, can result in personal injury. Recommend that a cover be added at all outlets/switches throughout the home where not currently present.



See Additional Photos on Page #44

Electrical

23. Needs Repair: Lighting, Fans & Switches - Unbalanced Fan -
Observed a ceiling fan to wobble when on. Unbalanced fans can cause damage to the internal components of the fan, or at a minimum create an unpleasant noise when on. Recommend that a professional electrical contractor make the necessary repairs to properly balance the fan.



See Additional Photos on Page #19

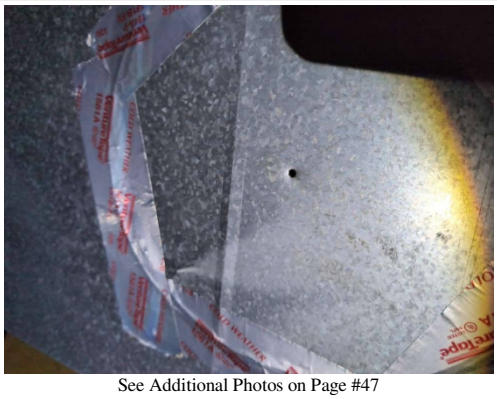
Electrical

24. Needs Repair: Lighting, Fans & Switches - Lights Not Operating -
Some of the light fixtures throughout the house were not operating when tested.This will prevent proper lighting when needed. Have a professional electrical contractor evaluate the light fixtures throughout the home and make the necessary repairs to ensure proper operation.



Heating

25. Needs Repair: heating unit - holes in the plenum -
Hose. is allowing conditioned air to it. exit the plenum. the ductwork is a closed system. have a contractor evaluate and cover the holes and or seal.



See Additional Photos on Page #47

Ducts

26. Needs Repair: HVAC Filters - Dirty Filter(s) Present -
Observed dirty filters serving the HVAC system at the time of the inspection. Extended periods of dirty filter in the duct system will put excessive loads on the compressor when in the AC mode that can contribute to premature aging of the system and dirt buildup on the evaporator coil inside the air handler that results in poor performance efficiency. Replace all dirty filters.
>>> Note: Manufacturers recommend that the HVAC system be provided with a preventative maintenance service every year. At a minimum, it is suggested that the HVAC systems be serviced every 3 years by a professional HVAC technician/contractor. Service will remove all dust from the coils inside the system which allows for the system to work more efficiently, and allow the technician/contractor to assess the condition of the units.



See Additional Photos on Page #53

Interior

27. Item Needs Further Evaluation/Repair: Stains - Ceiling/Wall Stains - Observed a wall stains in the garage at the water heater base. No leaks were observed at time of inspection. Staining may be due to a one time occurrence, previously repaired leak, or an active leak. No evidence of repairs are visible. Continued leaking in this area can result in significant ?hidden? damage to the structure. Recommend a professional contractor fully evaluate the area and make any necessary repairs to prevent further leaking/moisture penetration and any additional repairs necessary to restore any damaged materials.



See Additional Photos on Page #54

Interior

28. Needs Repair: Carpet - Damaged –
Carpet covering has several damaged areas at the transitions of
The doorways. Damaged carpet can be a tripping hazard. Have a Flooring contractor evaluate and make necessary repairs for
Personal safety.



See Additional Photos on Page #54

Interior

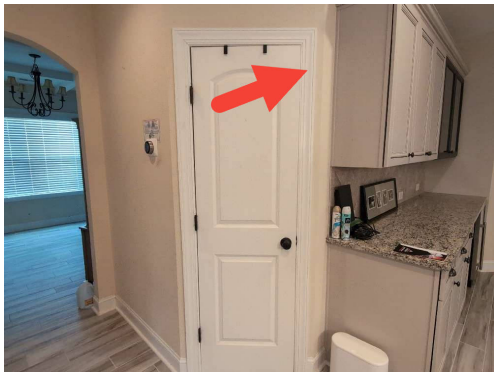
29. Needs Repair: Counters and Cabinets - ealant Missing/Cracked -
Observed deteriorated or no sealant at the bathroom countertop and backsplash connection. Moisture/water can penetrate this gap and damage the wall over time. Recommend that this countertop be sealed by a professional contractor to prevent possible moisture damage.



See Additional Photos on Page #55

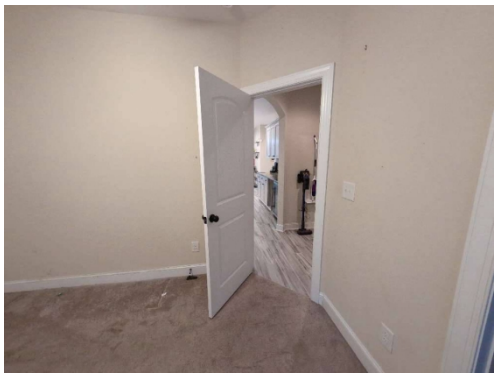
Interior

30. Needs Repair: Interior Doors - Doors Rub -
Some of the interior doors throughout the home rub the jamb when operated. This restriction prevents the door(s) from closing properly. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for unrestricted motion.



Interior

31. Needs Repair: Interior Doors - Doors Not Latching -
Some of the interior doors throughout the home will not latch properly when closed. Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.



Interior

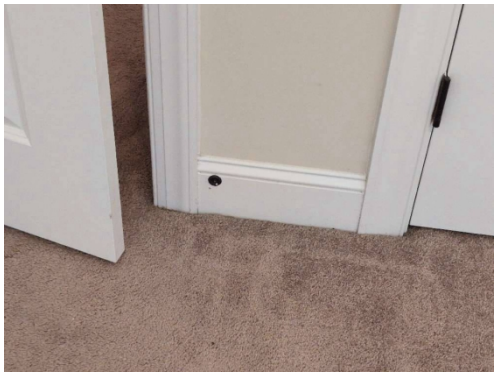
32. Needs Repair: Interior Doors - Door Not Sealing When Closed -
The attic access door is not sealed properly around the jamb and at the bottom of the door when closed. When a door is used to access an unconditioned space from a conditioned area, it has to have a complete seal around the entire perimeter of the door in order to prevent excess heat loss in the area. Have a professional contractor make the necessary repairs to provide a proper seal on this door when closed.



See Additional Photos on Page #19

Interior

33. Needs Repair: Interior Doors – Doorstop Missing –
Several doors are missing the doorstops. Doorstops prevent Damage to the wall when using the door. Have a contractor Evaluate and make necessary repairs to prevent damage.
Needs Repair: Interior Doors -



See Additional Photos on Page #19

Interior

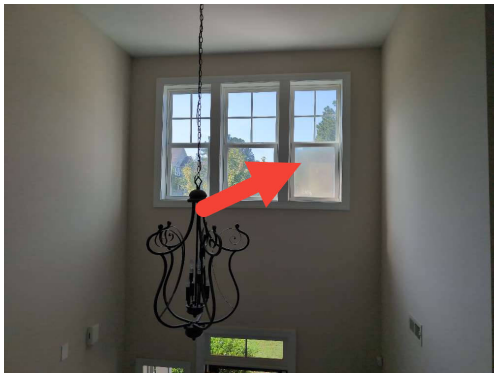
34. Needs Repair: Windows - Tilt Latch Not Engaging Frame -
Some of the window tilt latches are installed such that the latches do not engage the sides of the window frame throughout the home. Tilt latches secure the window sash into the frame while still allowing them to be tilted in for cleaning/service. When these latches do not engage the frame the window sash can fall into the room if opened and cause damage/injury. Have a professional window installation contractor evaluate all of the windows throughout the home and make any necessary repairs for proper operation.



See Additional Photos on Page #56

Interior

35. Needs Repair: Windows - Window/Door Glass Unit Seal Failure -
Glass unit (doors and windows) insulation seals were observed to be compromised in various locations throughout the home. Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.



Insulation & Ventilation

36. Needs Repair: Dryer Vent - Improper Vent Cover –
The dryer exhaust vent cover has a screen installed. A screened Vent cover will not allow for proper ventilation of the dryer Exhaust and can allow for lint build-up. Lint build-up will Eventually restrict air flow through the duct run which will Result in longer drying time, reduced energy efficiency of the Appliance and can be a fire hazard. Have a professional Contractor replace the dryer exhaust with the proper vent Cover and/or remove the screen.



See Additional Photos on Page #59

Appliances

37. Needs Repair: Range – Control Knob Loose –
The range control knob did turn the burner off but would Not stay in the off position but would go past the off Indicator. Range knobs typically will click into the off Position. Due to the control knob not clicking into the off Position, this can be safety concern, especially if this is a Gas range. Have a contractor evaluate and make necessary Repairs.



See Additional Photos on Page #61

Appliances

38. Needs Repair: Range – Control Panel Worn –
The stove control knobs numbers are worn do not allow For proper operation of the range burner and does not Indicate the position of the burner, which is a safety Concern. Have a contractor evaluate and make necessary Repairs for personal safety.



See Additional Photos on Page #19

Appliances

39. Needs Repair: Microwave - Dirty Ventilation Filters -
The cooktop ventilation system incorporated in the microwave oven has filter(s) that are clogged with grease. This is a potential fire hazard. Clean filter in the dishwasher or replace with new.



See Additional Photos on Page #63

Appliances

40. Needs Repair: Refrigerator - Filter Dirty Indicator Displayed -
The refrigerator incorporates an inline water filter on the water line used for the ice maker and/or water dispenser. Filter is being indicated as needing replacement. Unless records can show recent replacement, the filter should be replaced at this time.



See Additional Photos on Page #63

Inspection Observations, Information, Suggestions and/or Limitations:

Exterior

41. Observation/information - Cracking in the
Porch/stoop cement slab has occurred soon after the
Placement of the cement. Cracking is an expected
Behavior. The sub surfaces soils were most likely not
Prepared properly (compacted) prior to the placement of
The cement is attributed to most observed cracks.



See Additional Photos on Page #27

Water Heater

42. Recommendation: Water Heater - Drain Pan –
Drain pans are not required under the water heater when in a
Garage, basement or a slab home, but are recommended when
Supported by structures that can become damaged by water.
Due to the water heater being supported by a wooden
Structure, it is recommended that a drain pan be placed under The appliance.



See Additional Photos on Page #36

Water Heater

43. Limited Evaluation: Thermal Expansion Tank –
Position/Location -
Conditions were considered normal but due to the positioning
And/or location of the thermal expansion tank, a full evaluation
Could not be completed. A thermal expansion tank is a
Plumbing device associated with a public water supply system
Having a traditional water heater. This device compensates for Increased water/gas pressures that can result due to the large
Volume of heated water being stored inside the water heater.



Bathroom - Second Floor Primary Bathroom

44. Limited Evaluation: bathroom sink - personal items -
Due to the personal items stored in the primary bathroom right vanity sink, a full evaluation could not be performed. The right vanity sink was visually inspected only..



See Additional Photos on Page #40

Bathroom - Second Floor Primary Bathroom

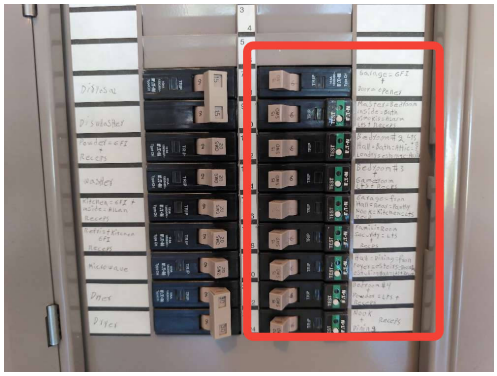
45. Limited Evaluation: bathroom - tub -
Due the tub could not be fully evaluated. A visual inspection of the tub was performed.



See Additional Photos on Page #40

Electrical

46. Information: ARC Fault Protection -
ARC fault breakers, located inside the electrical panel, were not tested due to the home being occupied at time of inspection and potential for damage to personal property. Testing is performed by pushing the test button on each individual breaker and then resetting it after the test. This will ensure continued protection will be provided in the event of an adverse electrical condition.
>>> Both the Underwriters Laboratories (UL) & Canadian Standards Asso. (CSA) agree that the GFCI & ARC fault breakers should be tested monthly.



See Additional Photos on Page #43

Heating

47. Limited Evaluation: Heat Pump - Outdoor Temperature Above 60 Degrees -
When outdoor temperatures exceed 60 degrees, the heating function of a heat pump will not be tested due manufacturers recommendations not to operate above that outdoor temperature limit. The heating function of a heat pump should be considered operating properly if the cooling (AC) operated properly. Recommend having a professional HVAC contractor further evaluate the HVAC system prior to closing.
Please note that the physical inspection of an electric heat system does not include disassembly/opening of the air handler. An HVAC contractor would be required for this type of invasive inspection.



See Additional Photos on Page #47

Insulation & Ventilation

48. Recommendation: Dryer Exhaust – Too Long –
The dryer exhaust duct behind the appliance, was noted to be
Longer than normal for the space between the unit and the
Wall. The duct has many bends and is a corrugated duct that
Can promote lint build up. Recommend shortening the duct line To expel the lint adequately.



See Additional Photos on Page #19



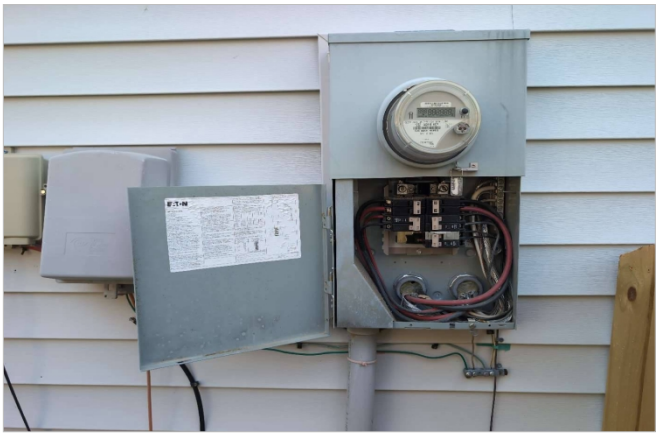
Right elevation



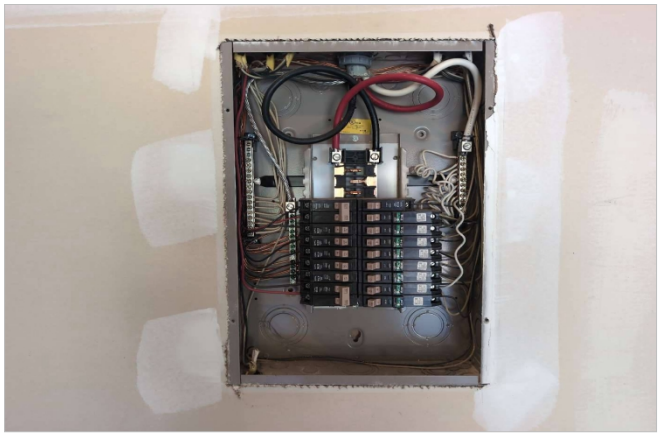
Rear elevation



Left elevation



Main panel located at the left elevation



Sub panel located in the garage



Main water water shut off located in the garage w



Gas meter located at the right elevation

******* GENERAL COMMENTS ON THE INSPECTION *******

Due to the mostly visual nature of the home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. The inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection. It is designed to educate about the home, not to replace the obligation of a seller to disclose known defects. A home inspector is not required to report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. It is strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection. We recommend that appropriately licensed professionals carry out all repairs. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference.

If Advantage Inspection performs a re-inspection of the property after repairs are completed, the repair work orders and receipts must be made available to the inspector at the time of the reinspection. Some repairs, such as specific types of roof repairs, air conditioning repairs, etc., cannot be confirmed visually, and the repair receipts are the only indication of the nature and suitability of the repair. Please ensure that relevant repair receipts will be available for review by your home inspector during the reinspection.

As a reference to the terms used to describe directional orientation in this report, right, left, front and rear are used as if facing the front of the home.

All bathroom fixtures are tested and operated at the time of the inspection. Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucets only (not the toilets).

Disclaimer: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes or the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or the restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons. Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the dwelling or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Please understand that a home inspector is a generalist trying to identify any concerns that need to be repaired by a professional contractor. Concerns noted in a report may not always be all that is wrong with a system or component as the inspection is limited to general observations and the recommendation that a professional be used to fully evaluate for any additional concerns. We rely on the professional contractors that provide the follow up repairs to ensure that any other deficiencies that they may identify are also repaired. It is recommended that a professional contractor perform repairs whenever possible.

Inspection Time 9:30 AM	**People Present At the Inspection** Buyer and Buyer's Agent
Approximate Age 2015	**Home Style** Traditional
Construction Type Wood Frame	**Weather And Soil Conditions** Clear and dry
Temperature (°F) 82	**Structure Occupied** Occupied
Residence Type Single Family Detached	**Number Of Stories** Two
Approximate House Orientation Southwest	**Lot Description** Typical residential lot.