# General Summary

**Pinnacle Residential Inspections, LLC**

**4500 Yates Mill Pond**
**Raleigh, NC 27626**

**Customer**
Ben & Paige Anderson
Ben & Paige Anderson

**Address**
6105 Larkdale Ct
Raleigh NC 27609

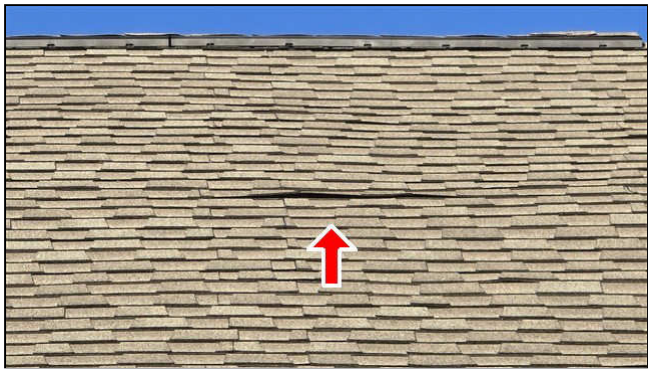
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. 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.

## 1. Roofing

**A. Roof Coverings**

**Inspected, Repair or Replace**

(1) Raised shingles were noted on the roof. Raised shingles can allow water to penetrate areas beneath the roof shingles. Have a licensed Contractor fully review the roof and repair/replace as needed.



A. Item 1(Picture) front right roof



A. Item 2(Picture) front left roof

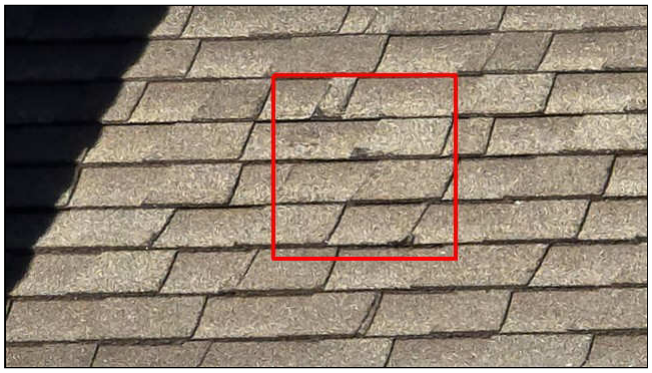


A. Item 3(Picture) rear garage roof



A. Item 4(Picture) rear roof

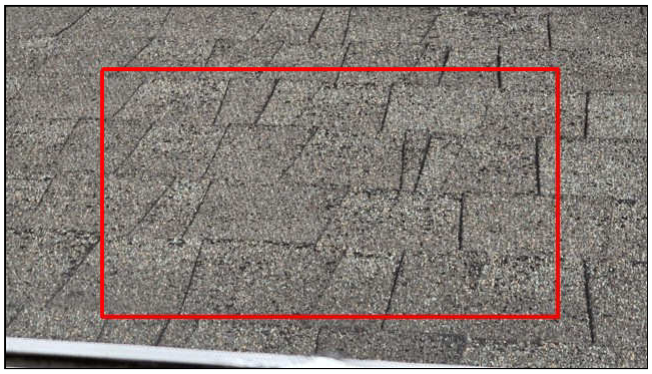
(2) Damaged/missing shingles were noted as listed below. A damaged shingle can allow water to penetrate the sheathing and the structure. Have a licensed Contractor fully inspect the roof and repair/replace as needed.



A. Item 5(Picture) front porch roof

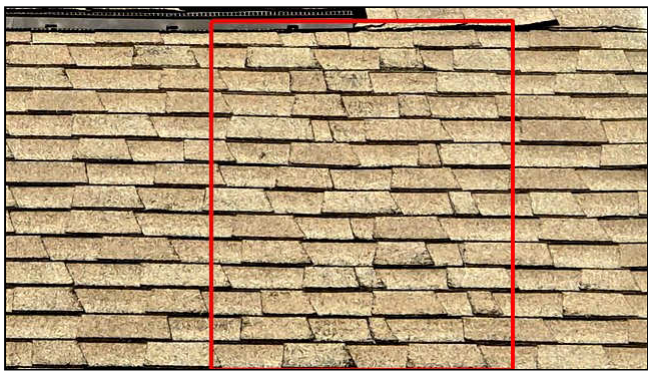


A. Item 6(Picture) front garage roof



A. Item 7(Picture) front porch roof

(3) The roof covering was noted to show signs of aging. I cannot determine the life remaining. If further concern exists have a Roofing Contractor fully review the roof and repair or replace as needed.

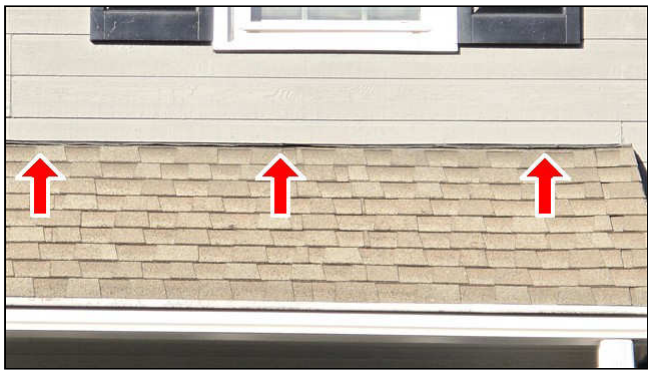


A. Item 8(Picture) roof shingles

**B. Flashings**

**Inspected, Repair or Replace**

Loose/raised flashing was noted in the area below. This can allow water to penetrate areas under the shingles which can lead to deterioration. Have a licensed Contractor further review the roof and repair or replace as needed.



B. Item 1(Picture) front porch roof

**C. Skylights, Chimneys and Roof Penetrations**

**Inspected, Repair or Replace**

The vent boot flange was noted to be loose/raised in the area listed below. A loose flange can be an entry point for water which can lead to damage. Have a licensed Contractor further review and repair or replace as needed.



C. Item 1(Picture) rear right roof



C. Item 2(Picture) rear left roof

## 2. Exterior

**A. Wall Cladding Flashing and Trim**

**Inspected, Repair or Replace**

(1) Deteriorated siding and trim boards were noted in several areas as listed below. These areas will continue to deteriorate over time until corrected. Have a licensed Contractor fully review all siding and trim areas and repair/replace as needed.



A. Item 1(Picture) left side wall



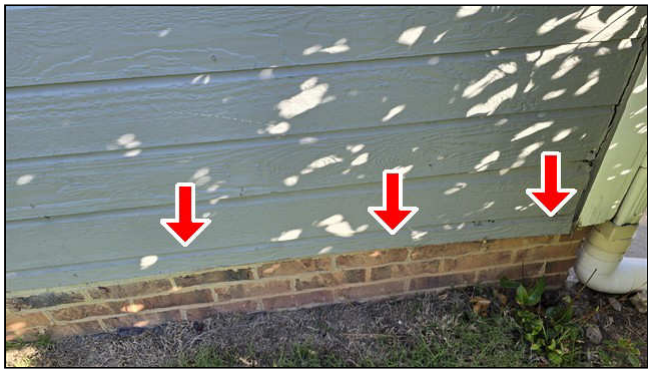
A. Item 2(Picture) garage door



A. Item 3(Picture) front right corner



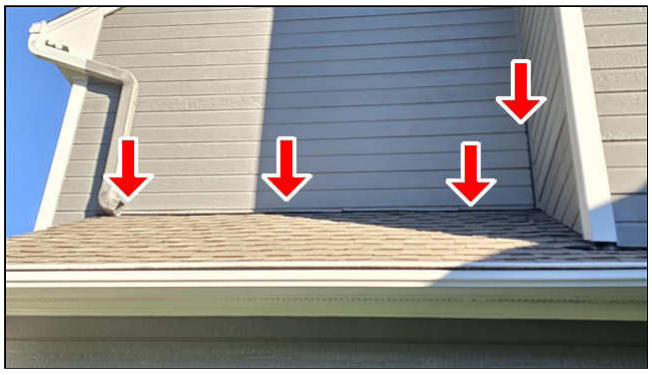
A. Item 4(Picture) over front porch



A. Item 5(Picture) left garage wall



A. Item 6(Picture) left garage wall



A. Item 7(Picture) left rear wall



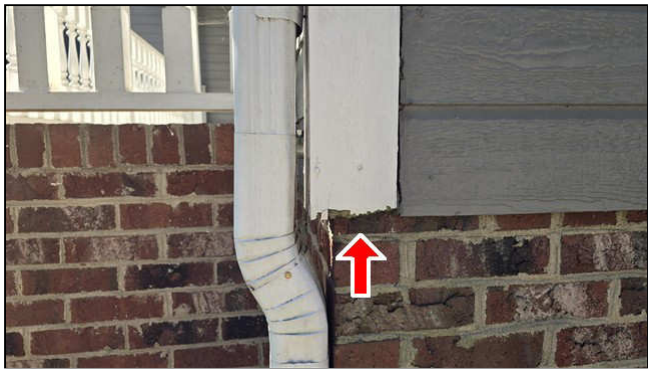
A. Item 8(Picture) rear right corner



A. Item 9(Picture) rear right corner



A. Item 10(Picture) rear right corner



A. Item 11(Picture) front right corner

(2) The siding in the area listed below did not appear to have a gap between the siding where it meets the roof. Siding that is in contact with the roof can prevent the siding from drying on the ends which can lead to deterioration. Have a licensed Contractor further review the siding and repair or replace as needed.

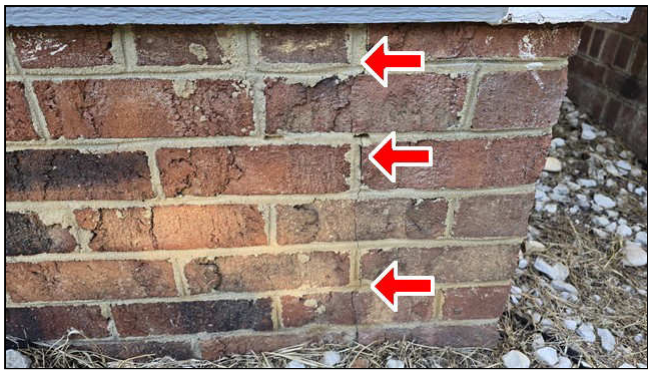


A. Item 12(Picture) left wall at garage roof



A. Item 13(Picture) over front porch

(3) Cracks were noted in the brick veneer siding in the areas listed below. This can be an indication of slight movement in the structure at some point. If further concern exists have a Structural Engineer further review the siding and repair as needed.

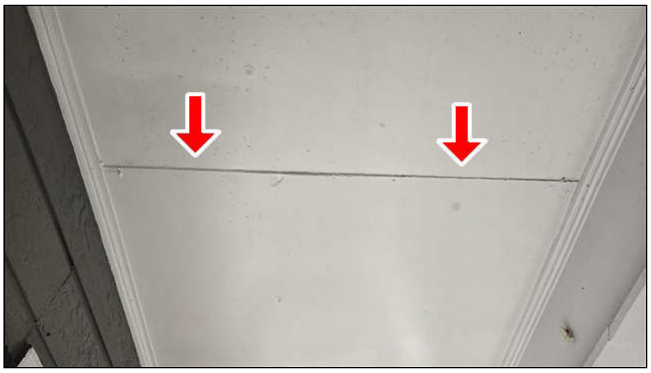


A. Item 14(Picture) front right garage wall

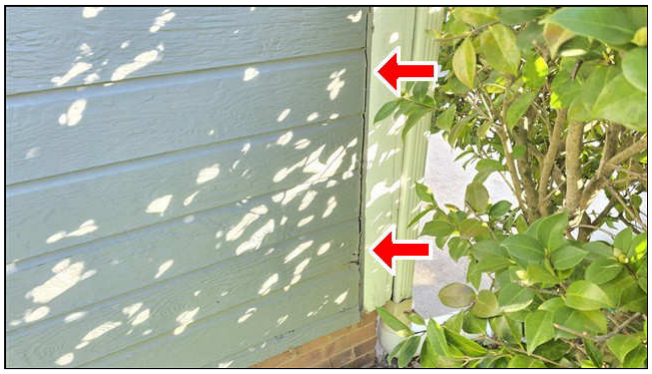
(4) A gap was noted in the siding/trim in the areas listed below. This can be an entry point for water which can lead to deterioration. Have a licensed Contractor further review all siding and trim areas and repair or replace as needed.



A. Item 15(Picture) garage door



A. Item 16(Picture) front porch ceiling



A. Item 17(Picture) left garage wall



A. Item 18(Picture) rear windows



A. Item 19(Picture) right exterior wall

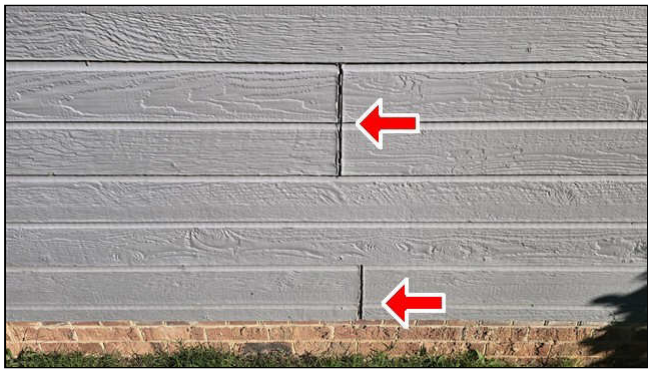


A. Item 20(Picture) right side wall

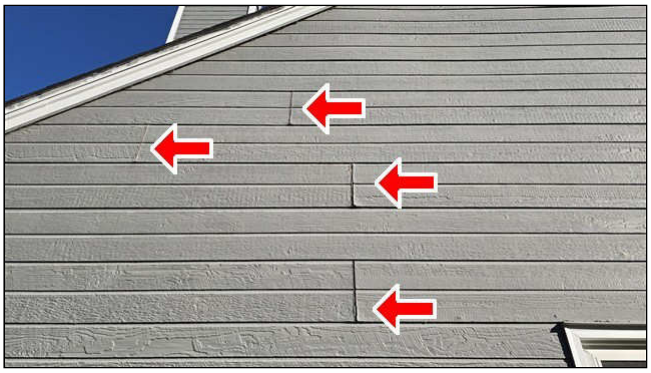


A. Item 21(Picture) front right corner

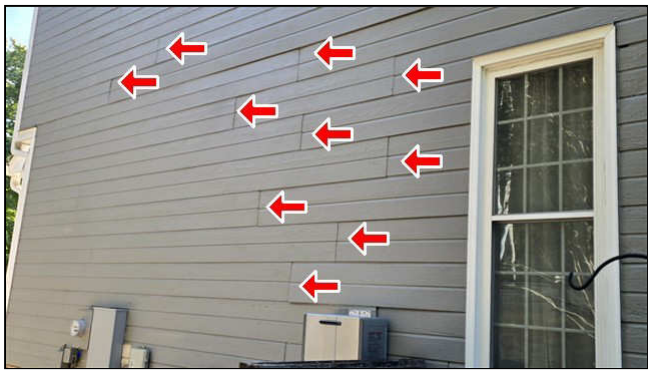
(5) Several siding seams shows areas of cracked or missing caulk and gaps are present as listed below. This can allow water to penetrate areas beneath the siding leading to damage. Have a licensed Contractor further review all siding and trim and repair as needed.



A. Item 22(Picture) left exterior wall



A. Item 23(Picture) left exterior wall



A. Item 24(Picture) right exterior wall

**B. Doors (Exterior)**

**Inspected, Repair or Replace**

(1) Deteriorated wood and door damage was noted in the areas listed below. This area will continue to deteriorate until repaired. Have a licensed Contractor fully review including all adjacent areas and repair or replace as needed.



B. Item 1(Picture) rear garage door



B. Item 2(Picture) rear garage door



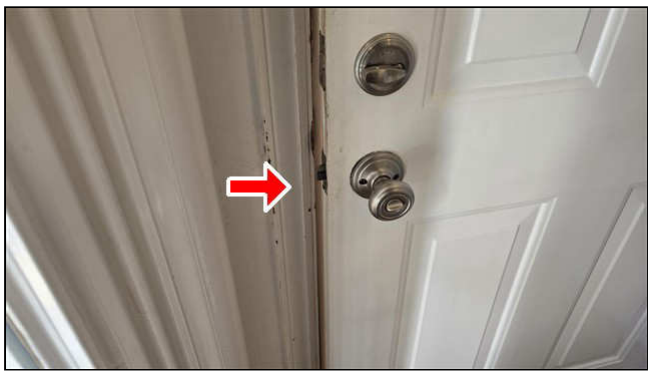
B. Item 3(Picture) rear door

(2) Doors in the rooms noted below rubbed the door frame and/or flooring as noted. This prevented the door from closing properly. Have a licensed Contractor further review and repair/replace as needed.



B. Item 4(Picture) rear garage door

(3) The doors in the areas noted below did not latch when closed. This prevents the door from being secured in the closed position. Have a licensed Contractor further review and complete repair.



B. Item 5(Picture) door to garage

(4) The door to the home listed below did not fully seal. This can allow water and exterior unconditioned air to penetrate the home. Have a licensed Contractor further review and repair/ replace as needed.

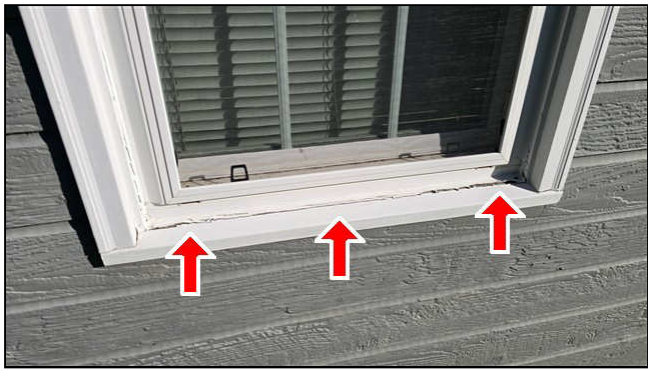


B. Item 6(Picture) rear door

**C. Windows**

**Inspected, Repair or Replace**

(1) Deteriorated wood on the window/brick mold and/or window sill were noted in the areas below. These areas will continue to deteriorate until corrected. Have a licensed Contractor fully review all windows, sills and trim as well as all adjacent areas and repair or replace as needed.



C. Item 1(Picture) left garage window



C. Item 2(Picture) right side window

(2) Windows screens were noted to be damaged and torn. This can be an entry point for insects and rodents. Have a licensed Contractor further review all screens and repair/replace as needed.



C. Item 3(Picture) rear windows

**D. Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Inspected, Repair or Replace**

(1) The railings in the areas listed below were noted to have damaged and deteriorated wood members. This can reduce the integrity of the railing in these areas. Have a licensed Contractor fully review and repair/replace as needed.



D. Item 1(Picture) front porch

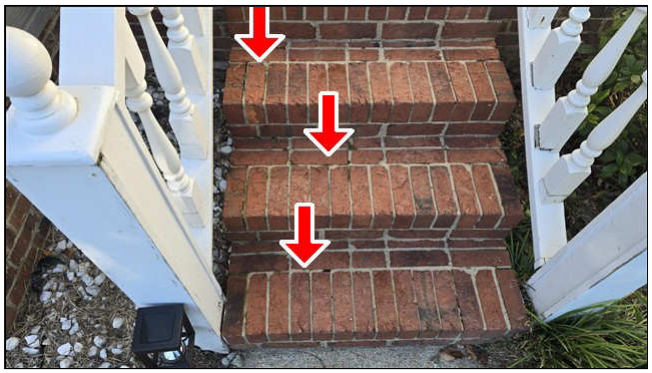


D. Item 2(Picture) front porch



D. Item 3(Picture) front porch

(2) The front porch steps were noted to have cracks in the mortar in the areas listed below. This can be in entry point for water which can freeze in colder months leading to further damage. Have a licensed Contractor further review and repair/replace as needed.



D. Item 4(Picture) front steps

(3) The post and/or railing(s) listed below was noted to be loose. This can be a hazard in the event of a trip or fall. Have a licensed Contractor further review and repair or replace as needed.



D. Item 5(Picture) front steps

(4) The support posts for the garage wood steps were not properly secured to the garage floor as listed below. This can allow for movement of the posts to occur which can result in damage or failure of the wood steps. Have a licensed Contractor further review and repair or replace as needed.



D. Item 6(Picture) garage steps

(5) A gap was noted at the front steps in the areas listed below. This is an indication of slight movement in this area. This can also be an entry point for water which can freeze in the colder months which can lead to damage. Have a licensed Contractor further review and repair or replace as needed.



D. Item 7(Picture) front steps

**E. Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

The filler strip where the driveway meets the garage slab was noted to be missing in the area listed below. This can be an entry point for water which can freeze during colder months lead to damage. Have a licensed Contractor further review and repair as needed.



E. Item 1(Picture) garage at driveway

**F. Eaves, Soffits and Fascias**

**Inspected, Repair or Replace**

Fascia boards were noted to be damaged/deteriorated in the areas noted below. These areas will

continue to deteriorate until corrections are made. Have a licensed Contractor fully review all trim areas and repair/replace as needed.



F. Item 1(Picture) front left corner



F. Item 2(Picture) rear left roof



F. Item 3(Picture) rear right corner



F. Item 4(Picture) front right corner

## 3. Built-In Kitchen Appliances

**C. Range Hood (s)**

**Inspected, Repair or Replace**

The metal flue for the kitchen exhaust vent was noted to be sealed with duct tape as listed below. Duct tape is not properly rated for use with high levels of heat that can be collected within a kitchen vent and could lead to damage. Have a licensed Contractor further review and repair or replace as needed.



C. Item 1(Picture) kitchen

## 4. Interiors

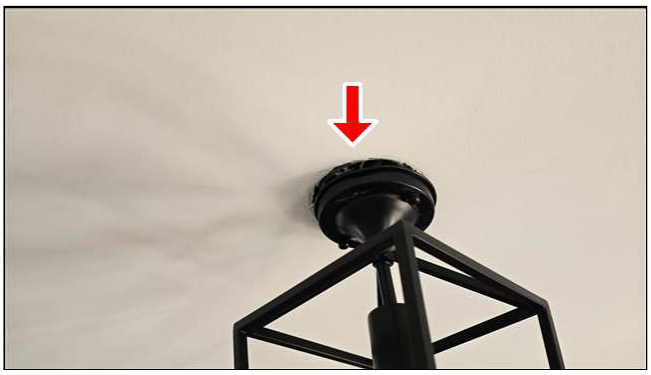
**A. Ceilings**

**Inspected, Repair or Replace**

(1) The drywall was noted to have slight damage in the area listed below. This damage is considered cosmetic and is for your information. Have a licensed Contractor further review and repair or replace as needed.



A. Item 1(Picture) front entry



A. Item 2(Picture) front entry

(2) The ceiling in the areas listed below were noted to have stains and/or evidence of repairs. This area appeared to be dry at the time of inspection. I could not confirm if a leak was active. Have a licensed Contractor further review these and all adjacent areas and repair or replace as needed.

*** Professionally repaired by owner ——>

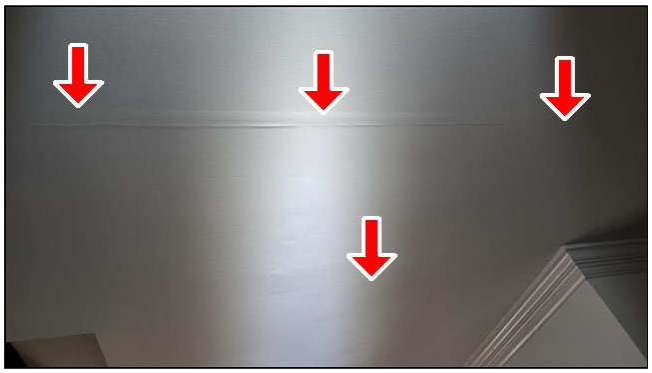


A. Item 3(Picture) family room near fireplace



A. Item 4(Picture) rear left bedroom

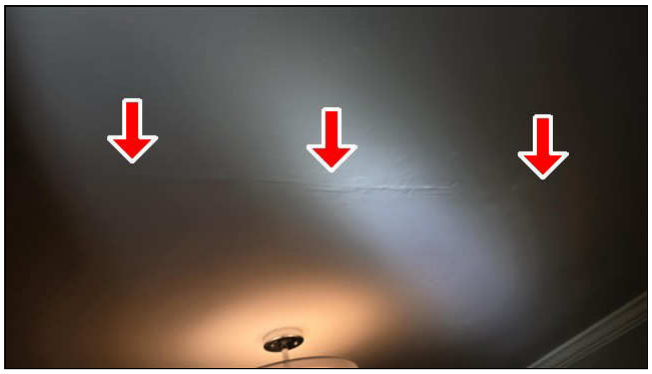
(3) A light crack was noted on the ceiling in the areas listed below. These cracks appear to be typical and cosmetic in nature but they can also be a sign of slight movement in the structure at some point. If further concern exists have a licensed Contractor further review and repair/replace as needed.



A. Item 5(Picture) family room



A. Item 6(Picture) bottom of stairs



A. Item 7(Picture) rear right bedroom



A. Item 8(Picture) primary bedroom

**B. Walls**

**Inspected, Repair or Replace**

Light crack was noted in the areas listed below. This crack appears to be typical but can be an indication of slight movement in the structure at some point. If further concern exists I suggest having a Structural Engineer and/or licensed General Contractor further review and repair/replace as needed.



B. Item 1(Picture) front entry hall



B. Item 2(Picture) kitchen entry to family room



B. Item 3(Picture) right family room window



B. Item 4(Picture) rear right family room window

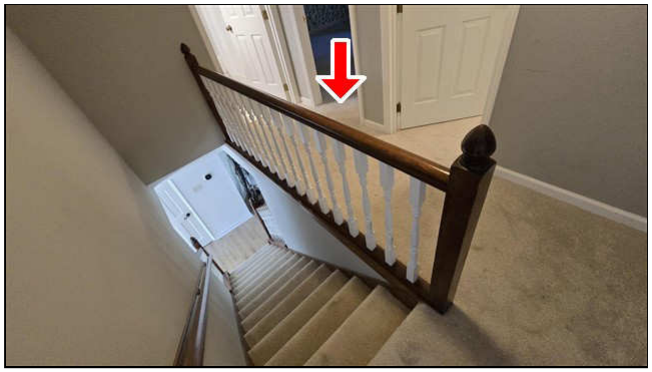


B. Item 5(Picture) rear left family room window

**D. Steps, Stairways, Balconies and Railings**

**Inspected, Repair or Replace**

The post and/or railing(s) listed below was noted to be loose. This can be a hazard in the event of a trip or fall. Have a licensed Contractor further review and repair or replace as needed.

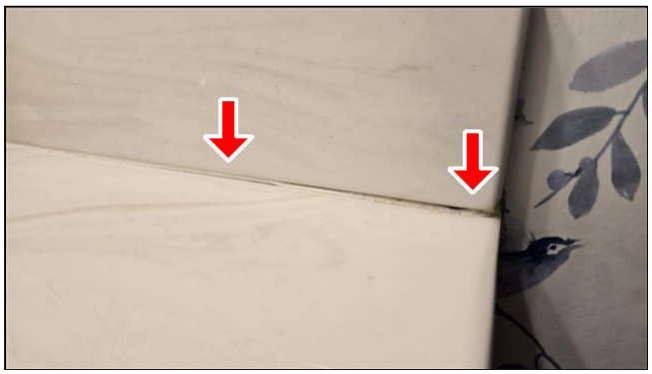


D. Item 1(Picture) top of stairs

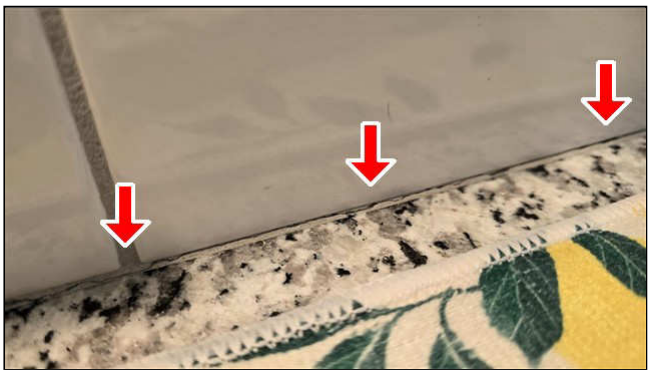
**E. Counters and Cabinets (representative number)**

**Inspected, Repair or Replace**

(1) Gap was noted at the backsplash of the countertop in the areas listed below. This can allow water to penetrate areas outside the sink and countertop areas. Have a licensed Contractor further review and repair/replace as needed.



E. Item 1(Picture) front entry hall bathroom



E. Item 2(Picture) kitchen sink



E. Item 3(Picture) primary bathroom sink

(2) The kitchen cabinet listed below was not able to be fully closed and secured at the time of inspection. This may be an indication of damaged hinge hardware or warping of the cabinet door. Have a licensed Contractor further review and repair or replace as needed.



E. Item 4(Picture) kitchen

**F. Doors (representative number)**

**Inspected, Repair or Replace**

The strike plate for the door listed below was noted to be missing, This prevents the door from being properly secured. Have a licensed Contractor further review and repair or replace as needed.



F. Item 1(Picture) downstairs bathroom door

**G. Windows (representative number)**

**Inspected, Repair or Replace**

(1) The security locks at the windows listed below were noted to be damaged or missing. The guards prevent the window from being opened more than a few inches that would only allow air flow. Have a licensed Contractor review the windows and repair or replace as needed.



G. Item 1(Picture) garage window

(2) The window in the family room listed below was noted to be difficult to operate during the inspection. This prevents the window from being opened and closed properly. Have a licensed Contractor further review and repair or replace as needed.



G. Item 2(Picture) rear right family room window

(3) Possible damaged window seals were noted in the following areas. Damaged seals can reduce the efficiency of the window and visibility. Have a licensed Window Contractor further review all windows and make necessary repairs.



G. Item 3(Picture) primary bedroom right window



G. Item 4(Picture) primary bathroom window

(4) The window in the room listed were noted to have damaged spring assemblies. This prevents the window pane from staying in position. Have a licensed Contractor further review and repair/replace as needed.



G. Item 5(Picture) primary bedroom left window

## 5. Plumbing System

**A. Plumbing Drain, Waste and Vent Systems**

**Inspected, Repair or Replace**

The drain stopper was missing or not functioning properly in the sinks or tub noted below. This prevents water from being filled in the when needed. Have a licensed Plumber further review and repair/replace as needed.



***Repaired by owner

A. Item 1(Picture) upstairs hall bathroom sink

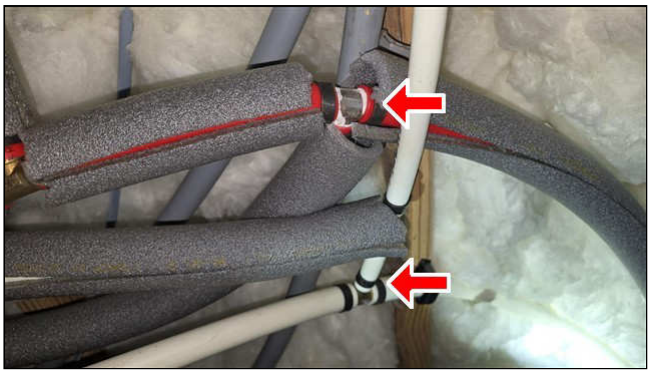
**B. Plumbing Water Supply, Distribution System and Fixtures**

**Inspected, Repair or Replace**

(1) The visible plumbing lines in this home are plastic PEX with brass metal fittings. Evidence of fitting deterioration was noted during the inspection in a few locations. The deterioration could be the result of a known problem referred to as "dezincification". Dezincification occurs when brass fittings that are considered a high zinc copper alloy are exposed to water and the zinc is leached from the fitting or component leaving the fitting in a weakened state. This process also leads to a build up inside the fitting, restricting water flow and ultimately leaving the plumbing system prone to breakage and leaking. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the general condition of this concern, and make necessary repairs.



B. Item 1(Picture) under kitchen sink



B. Item 2(Picture) under bathroom

(2) The plumbing supply lines under the kitchen sink were not properly secured/supported as listed below. This can allow for excess movement of the supply lines to occur which could lead to a leak over time. Have a licensed Plumber further review and repair or replace as needed.



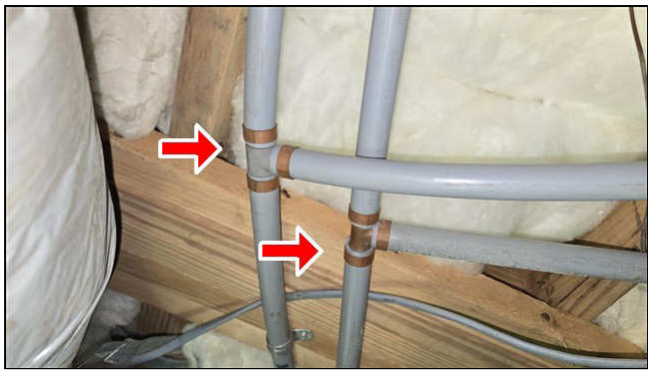
B. Item 3(Picture) kitchen sink

(3) The faucet aerators were noted to be damaged or missing in the areas listed below. This prevents the water from flowing properly. Have a licensed Plumber further review and repair/replace as needed.



B. Item 4(Picture) upstairs hall bathroom sink

(4) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings plastic fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at http://www.pbpipe.com



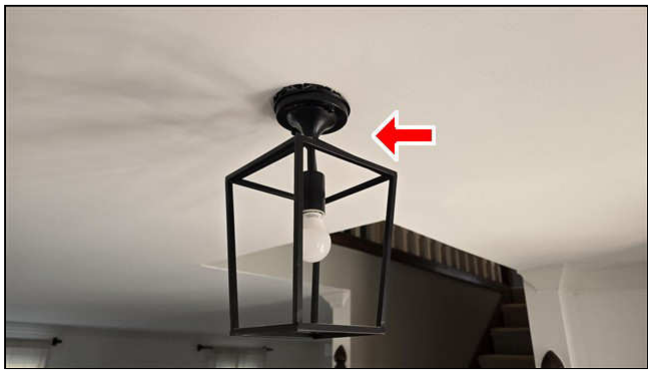
B. Item 5(Picture) crawlspace

## 6. Electrical System

**D. Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

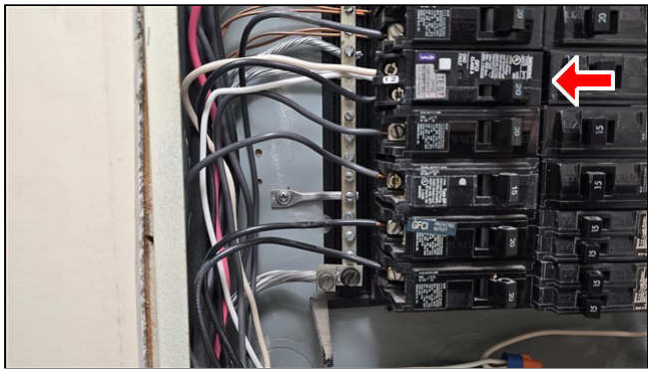
**Inspected, Repair or Replace**

(1) The light fixture listed below was not fully secured in the area listed below. This can expose the wiring connections to possible damage. Electrical issues are considered a safety hazard until corrected. Have a licensed Electrician further review and repair or replace as needed.

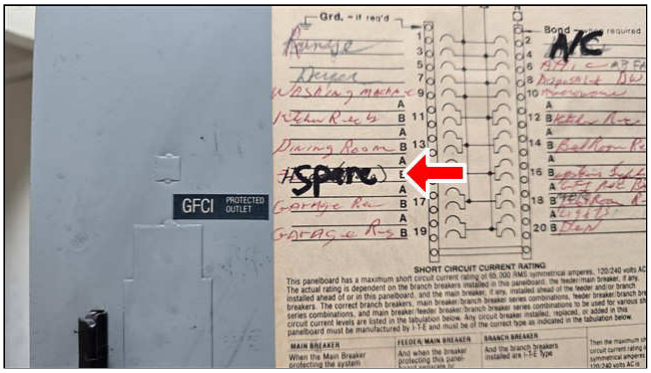


D. Item 1(Picture) front entry

(2) The electrical sub panel in the area listed below was noted to have wired circuit breakers that were labeled as "spares". I was not able to confirm the function of these breakers at the time of inspection. Electrical issues are considered to be a safety hazard until corrected. Have a licensed Electrician further review and confirm the function of the breakers or remove from service as needed.



D. Item 2(Picture) laundry room panel




D. Item 3(Picture) laundry room panel

(3) Loose outlets and/or switches were noted in the areas below. All electrical deficiencies are considered to be a hazard until corrected. Have a licensed Electrician further review and repair/ replace as needed.



D. Item 4(Picture) right family room wall

(4) The ceiling fan "wobbles" in the area listed below. The fan appears to be out of balance. Have a licensed Electrician further review and repair or replace as needed.



D. Item 5(Picture) upstairs hall

**F. Operation of GFCI (Ground Fault Circuit Interrupters)**

**Inspected, Repair or Replace**

(1) The ground fault circuit interrupter (GFCI) outlet at the area listed would not "trip" when tested. This is considered to be an electrical hazard as power is not eliminated at the outlet when water comes into contact. Have a licensed Electrician further review and repair/replace as needed.



F. Item 1(Picture) right garage wall

(2) GFCI reset outlets were installed in the bathrooms listed below. The GFCI resets do not function in the downstairs bathroom as the reset function is located in the upstairs hall bathroom area listed below. If further concern exists have a licensed Electrician further review and repair/replace as needed.

***Interior outlets inspected and brought up to code



F. Item 2(Picture) upstairs hall bathroom



F. Item 3(Picture) downstairs bathroom

## 7. Heating / Central Air Conditioning

**D. Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Inspected, Repair or Replace**

(1) The HVAC filters were noted to be missing. This allows unfiltered air to enter the duct lines and system. This can lead to damage over time. Have a licensed HVAC Contractor further review and repair/replace as needed.

*** New HVAC has whole house filter



D. Item 1(Picture) front entry hall



D. Item 2(Picture) upstairs hall

(2) Insulation around the HVAC duct lines were noted to be damaged. This severely reduces the efficiency of the home. Have a licensed HVAC Contractor fully review all duct supply lines and repair or replace as needed.




D. Item 3(Picture) attic

(3) The HVAC duct was noted to be in contact with the ground. This can lead to damage to the duct line. Have a licensed Contractor further review and repair or replace as needed.

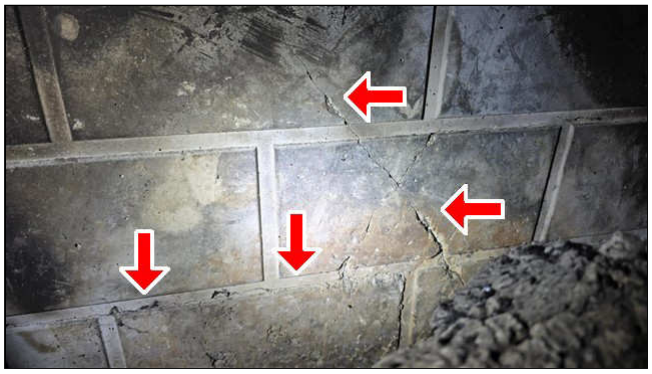


D. Item 4(Picture) under bathroom

**H. Gas/LP Firelogs and Fireplaces**

**Limited Inspection, Repair or Replace**

(1) A slight crack was noted in the fire bricks inside the fireplace. This is considered a fire hazard as heat and flames are able to penetrate to areas of wood framing behind the fireplace. Have a licensed Contractor or Chimney Sweep further review the fireplace and repair or replace as needed.



H. Item 1(Picture) family room fireplace

***Fireplace professionally inspected when homeowner purchased home and crack deemed cosmetic and not a safety issue

## 8. Insulation and Ventilation

**D. Ventilation of Attic and Foundation Areas**

**Inspected, Repair or Replace**

(1) The foundation vents were noted to have vent covers that are loose and/or not fully secured as listed below. Rodents, reptiles or insects could enter into crawlspace. Have a licensed Contractor further review and repair as needed.



D. Item 1(Picture) left rear wall

(2) The ridge and soffit ventilation system in the attic space was noted to be sealed over by the added radiant barrier sheeting as listed below. This can prevent proper ventilation of the attic space which can lead to elevated temperatures. Have a licensed Contractor further review the attic and

***Professionally installed- “southern” install radiant barrier, ask agent for more info

radiant barrier and repair as needed.



D. Item 2(Picture) main attic space



D. Item 3(Picture) main attic space

**E. Venting Systems (Kitchens, Baths and Laundry)**

**Inspected, Repair or Replace**

The dryer duct was noted to be connected using standard duct tape. This is a fire hazard due to the excessive heat from the dryer. Mechanical duct tape should be used. Have a licensed Contractor further review and repair or replace as needed.

The dryer duct in the crawlspace was noted to have a flexible pipe installed in an area (possible repair area). Duct pipe from the interior wall to the crawlspace and finally exterior should be a smooth walled material to prevent lint build up in the duct line. Have a licensed Contractor further review and repair/replace as needed



E. Item 1(Picture) under laundry

## 9. Garage

**A. Garage Ceilings**

**Inspected, Repair or Replace**

(1) The ceiling in the areas listed below were noted to have a stain. This area appeared to be dry at the time of inspection. I could not confirm if a leak was active. Ask the current owner for any and all information. If further concern exists have a licensed Contractor further review and repair or replace as needed.



A. Item 1(Picture) garage



A. Item 2(Picture) garage

(2) The garage ceiling was noted to have a unsealed gap around the old water heater exhaust flue piping in the area listed below. This reduces the fire rating of the garage ceiling panels in this area and should be properly sealed. Have a licensed Contractor further review and repair as needed.



A. Item 3(Picture) garage

## 10. Structural Components

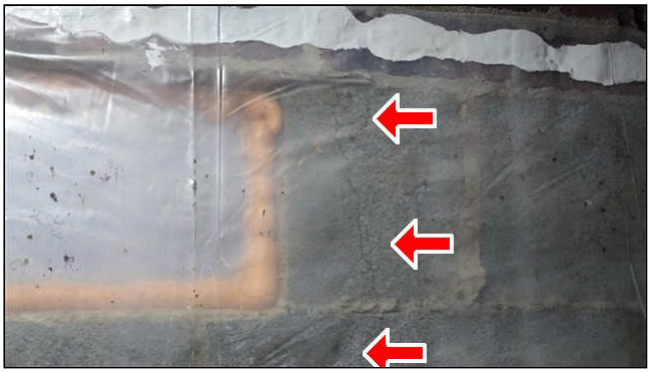
**A. Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Limited Inspection, Repair or Replace**

(1) Crack(s) in the foundation were noted in the areas listed below. This can be an indication of movement in the structure. Have a Structural Engineer fully review and repair or replace as needed.

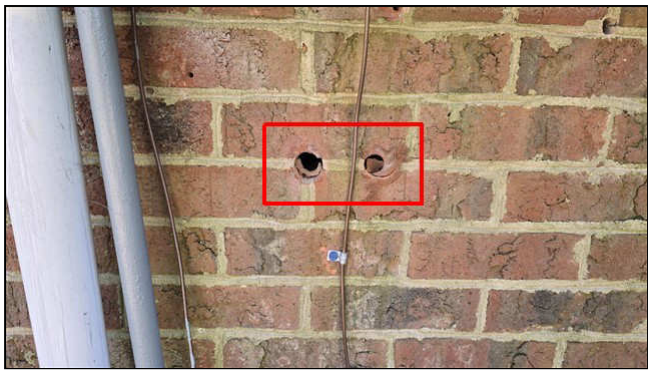


A. Item 1(Picture) right rear wall



A. Item 2(Picture) rear right wall

(2) Small holes were noted in the foundation wall in the areas listed below. This can be an entry point for water, insects, reptiles that can lead to damage. Have a licensed Contractor further review and repair as needed.



A. Item 3(Picture) right exterior wall

(3) Signs of light fungi growth is present on the floor system in crawlspace in the areas listed below. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Have a licensed Contractor fully review the crawlspace area and remove or repair as needed.



A. Item 4(Picture) under family room



A. Item 5(Picture) under family room

**C. Columns or Piers**

**Inspected, Repair or Replace**

Support piers were noted to be damaged and/or leaning in the areas of the crawlspace listed below. This reduces the integrity of the piers. Further movement or damage to the piers can cause damage to the floor and walls structures above. Have a Structural Engineer fully review the support piers in the crawlspace and a General Contractor repair or replace as needed.



C. Item 1(Picture) under kitchen



C. Item 2(Picture) under family room

**D. Floors (Structural)**

**Inspected, Repair or Replace**

(1) The steel channeling that supports the front porch was noted to be corroded and damaged in areas. This reduces the structural integrity of the porch and can lead to further damage if not corrected. Have a licensed Contractor further review and repair or replace as needed.



D. Item 1(Picture) under front porch

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of 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 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 building 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.

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