2026 PRE-SALE HOME INSPECTION

FOUND IT. FIXED IT.

28 REPORT ITEMS ADDRESSED

EXTERIOR · FRONT PORCH

3.1.4	Repaired loose brick on front porch
3.3.3	Trim gaps on front porch filled and painted
3.7.2	Front porch railing secured
3.7.3	Repaired moisture damage to front porch
3.7.5	Repaired loose/damaged decking boards on front porch

ROOF · DRAINAGE

4.3.1	Roofer inspected roof, repaired any damage, and diagnosed at least 3 years left of roofing
4.5.3	Downspout extenders added to exterior

GARAGE · INTERIOR

6.4.2	Garage door opener button replaced
7.5.2	Licensed contractor confirmed water stains are from damage 5+ years ago; no repairs needed

ELECTRICAL · LIGHTING

9.10.2	Exterior receptacle replaced and cover added
9.11.3	Both garage ceiling lights replaced and function as intended
9.11.4	Missing light bulbs replaced
9.11.6	Both exterior front sconce lights replaced
9.11.7	Handyman evaluated and deemed no repair necessary

HVAC

10.5.3	Re-leveled A/C unit
10.5.6	Extended condensate drain line

PLUMBING · BATHROOMS

11.8.2	Both mixing valves repaired by plumber
11.9.2	All slow drains repaired; new faucets and drains installed in all bathrooms
11.9.4	Leak repaired by plumber when new faucets installed
11.9.5	Replaced missing stoppers when new faucets installed
11.10.2	Repaired loose toilet in downstairs bathroom
11.11.5	Shower and tub drains repaired
11.11.6	Repaired caulking gaps around tub/shower
11.11.7	Repaired shower door so it is easy to operate

DOORS · LOCKS

12.6.2	Laundry and bedroom doors repaired so they latch correctly
12.6.3	Garage door lock repaired
12.6.4	Doors no longer bind when used

LAUNDRY

14.8.2	Dryer vent flap repaired and dryer vent cleaned

Item numbers match the 2026 inspection report. See the full report and work documentation. Provided by seller; buyer to verify.

LISTING AGENT
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WELCOME HOME

DARKHORSE GROUP

PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Nicholas Carlisle



PROPERTY INSPECTED:

3241 Neuse Crossing Drive
Raleigh, NC 27616

Date of Inspection: 01/20/2026

Inspection No. 341195-7761

COMPANY:

Harp Inspections, LLC

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Each office is independently owned and operated

REPORT SUMMARY

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.

3.0 EXTERIOR

3.3 Wall Surface

3.3.2 Unpainted siding/trim was visible on the exterior wall of the house. This can shorten the lifespan of the siding resulting in moisture damage. Recommend having a painter paint all unpainted siding and trim to promote a longer lifespan. **(Exterior Front)**



3.3.3 Gaps were visible in the siding/trim. Any gaps can allow moisture to penetrate in to the wall sheathing and cause wood rot and other moisture related damages. Have a licensed contractor determine the significance of the damages and repair to reduce future damages. **(Exterior Front)**





3.3.4 Gaps were visible around the pipe penetration on the exterior wall. This can allow moisture to penetrate into the wall sheathing. Have a licensed contractor determine the significance of the damages and repair to reduce future damages. **(Exterior Back)**



3.3.5 The building does not have house wrap installed. This was likely not required at the time of inspection. Any damage to the exterior siding will allow water to penetrate into the sheathing behind. A licensed General contractor should install when possible. **(Throughout)**



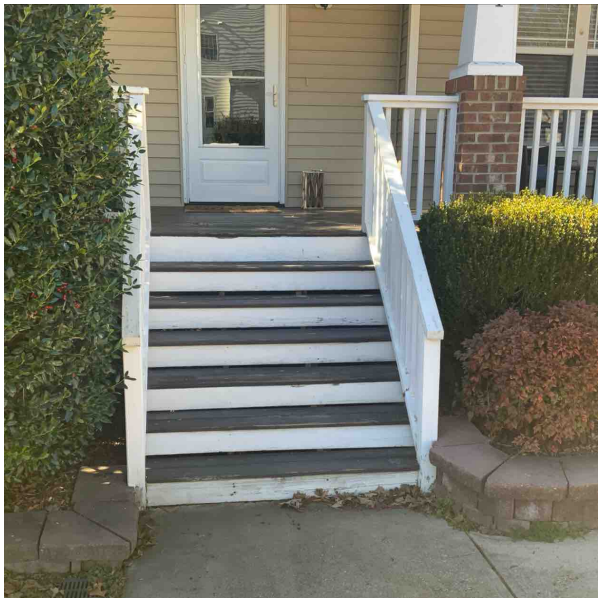
3.4 Eaves / Fascia / Soffit

3.4.2 Gaps on the soffit vent covers were visible on the exterior eaves. Gaps in the soffit can allow for animal intrusion into the home. Have a licensed contractor secure soffit vent covers to prevent insect and animal entry. **(Exterior Front)**

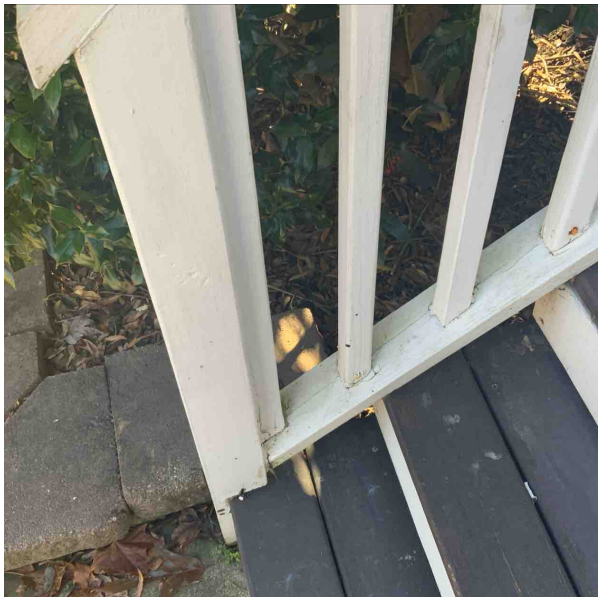


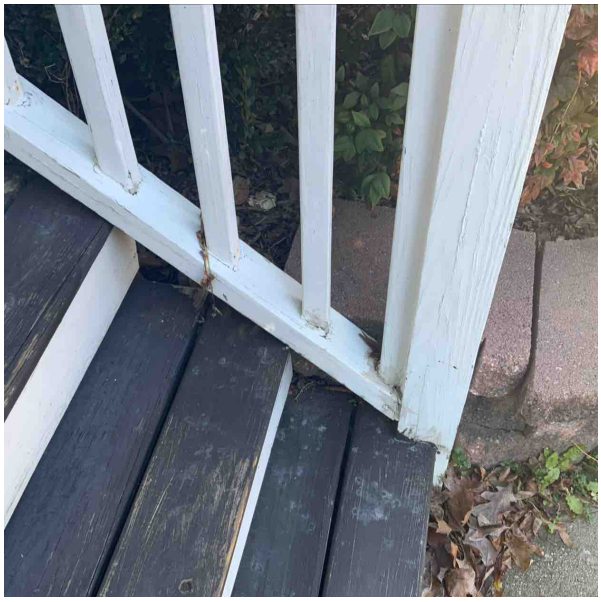
3.7 Porch(es)

3.7.2 The railing at the front porch was loose which is a safety hazard. Have a licensed contractor secure railing to reduce safety/trip hazard. **(Exterior Front)**

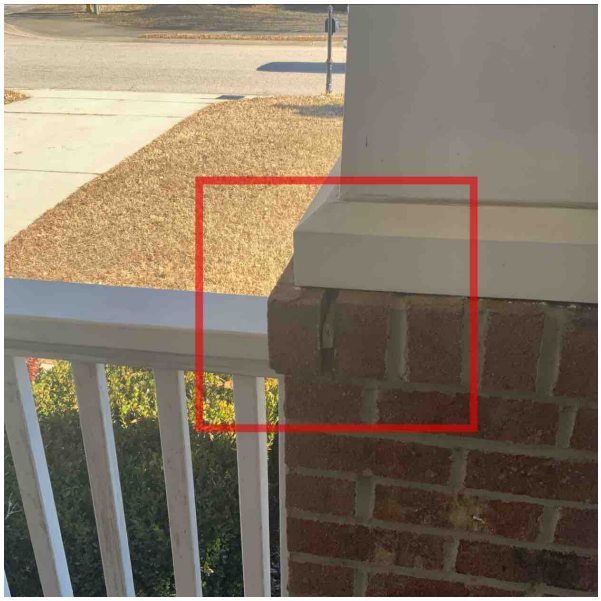


3.7.3 Moisture damage or moisture stress was visible in the railing on the front porch. Further damages can occur if not repaired/replaced. Have a licensed contractor replace as needed to provide intended protection and reduce further damage. **(Exterior Front)**





3.7.4 Loose brick was visible on the front porch. Any loose brick can result in moisture intrusion under the brick and cause future cracking/settlement or spalling. Have a licensed contractor secure all loose bricks and mortar all open joints to reduce future damages. **(Exterior Front)**



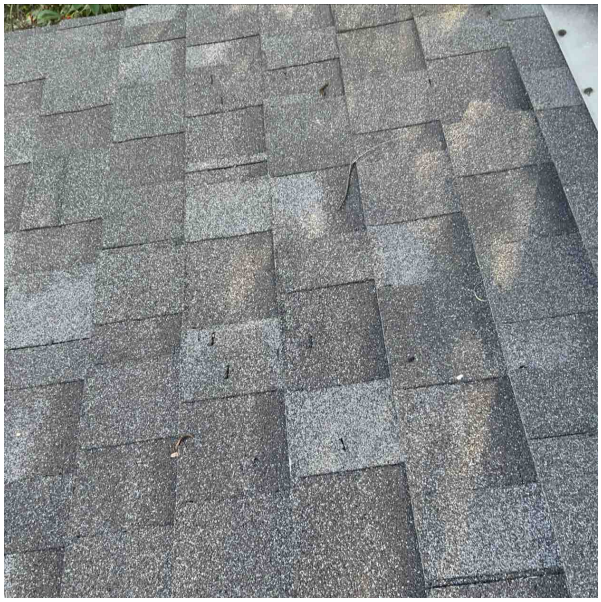
3.7.5 Loose/damaged decking boards were visible in the front porch. This can be a safety hazard. Have a qualified deck contractor or licensed general contractor repair all loose/broken decking boards to reduce trip/safety hazard.

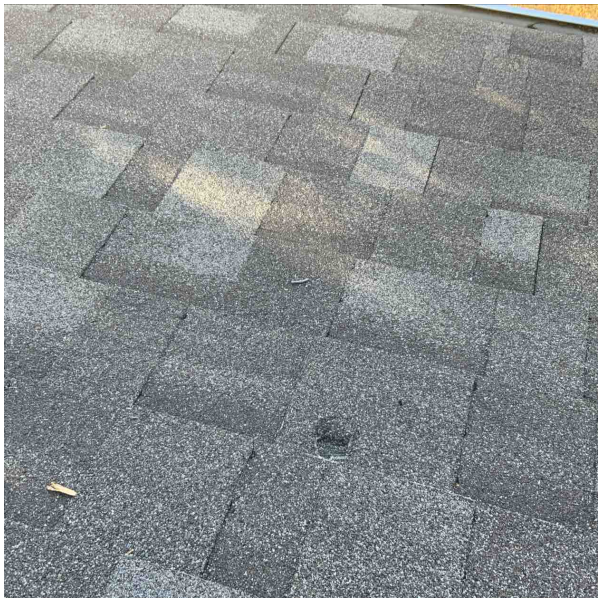


4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.1 Damaged shingles were visible in the roof covering. Any crack in the shingle can allow water to penetrate into the roof sheathing and cause moisture damage. Have a licensed roofer replace all broken shingles to reduce moisture intrusion and further damage. **(Exterior Front)**



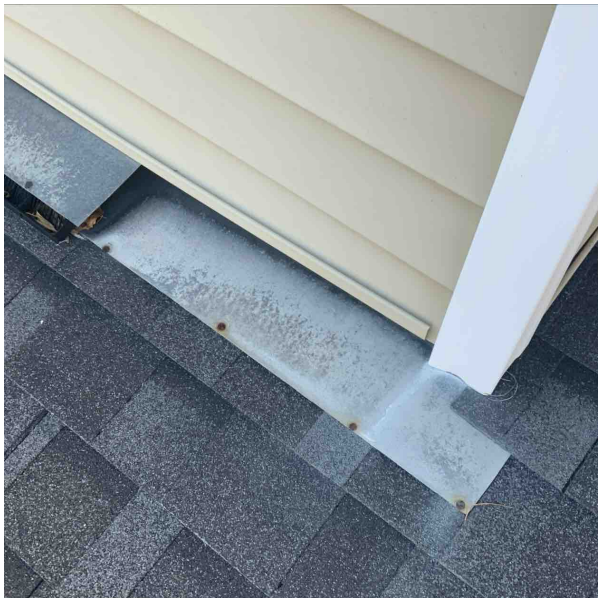


4.4 Flashings

4.4.2 Exposed nail heads were visible on the roof structure. This can allow water to rust out the nail and penetrate into the structure causing water damages. Have a licensed contractor evaluate entire roof structure and seal all exposed nail heads with a roofing sealant to reduce moisture penetration and corrosion of nails.

- Exterior Back
- Exterior Front



4.4.3 Kick-out flashing is missing at the roof-to-wall connection. This can allow water to penetrate between the siding and gutter. Have a licensed contractor repair to reduce risk of moisture intrusion behind the siding and into the structure.

- Exterior Front
- Exterior Left





4.5 Roof Drainage

4.5.3 Downspouts improperly discharging water against foundation which can lead to structural damages. Extend all downspouts minimum 6' away from foundation to reduce wall deterioration, potential water entry and subsequent damages. **(Exterior Back)**

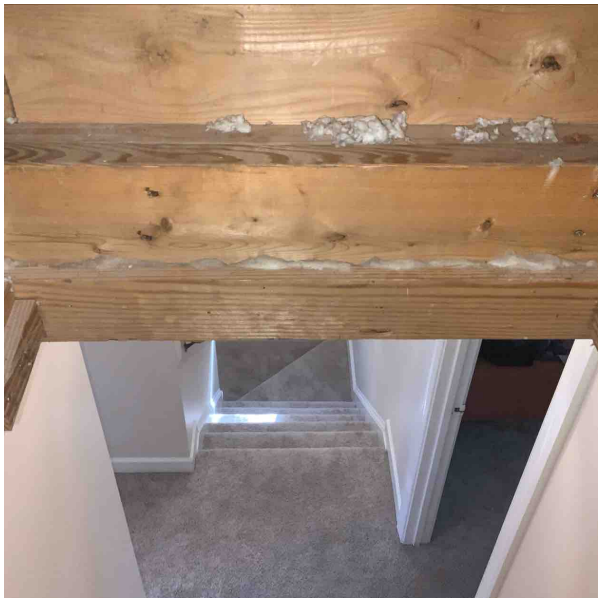




5.0 ATTIC

5.2 Attic Access

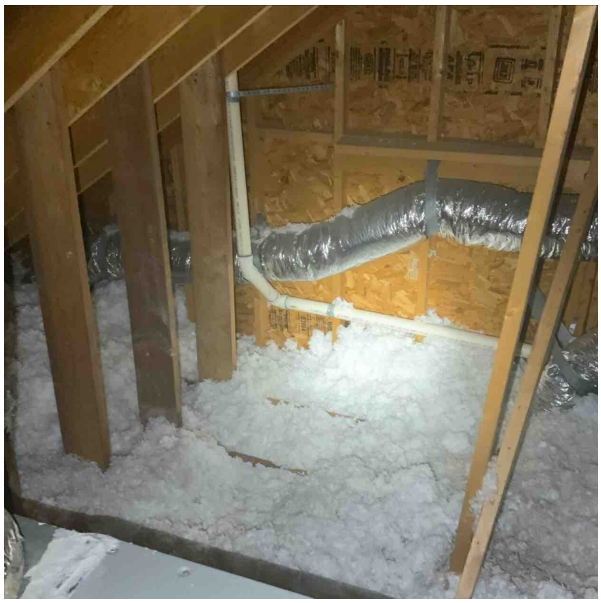
5.2.2 The attic stairs have not been secured through the ends of the frame with 16d nails, as requested by the manufacturer. Manufacturer's guidelines should be followed for proper installation methods. Have a licensed contractor repair to reduce future damages and hazard. **(Attic)**





5.3 Insulation

5.3.2 Insulation has been compacted in several areas of the attic. This is reducing thermal efficiency in the attic at these locations. Recommend the proper depth of insulation be replenished and redistribute insulation to provide uniform coverage and reduce moisture/condensation related damages. **(Attic)**



6.0 GARAGE / CARPORT

6.4 Vehicle Door(s)

6.4.2 The garage door opener is missing the button. This makes the opener hard to operate. A electrician should repair. **(Garage)**



6.4.3 The garage door did not reverse on its own after meeting sufficient resistance. This can cause damages to cars/people. Have a garage door specialist adjust and repair as needed to reduce safety hazard and damage to the unit. **(Garage)**

7.0 STRUCTURE

7.5 Floor Structure

7.5.2 Water stains were visible in the sub-flooring under the bathroom indicating past moisture damage. A moisture meter was used. Area tested dry at time of inspection. Have a licensed contractor replace all damaged materials to reduce sagging and other damages. **(Crawlspace)**



7.6 Wall Structure

7.6.2 Water stains noted in the cripple wall in the crawl space. This area is adjacent to the rear deck. This indicates water is penetrating back behind the deck and into the crawl space. Moisture damaged and wood rot could occur without correction. This area is hard and dry today. A licensed General Contractor should investigate and make repairs.



8.0 CRAWLSPACE

8.2 Access

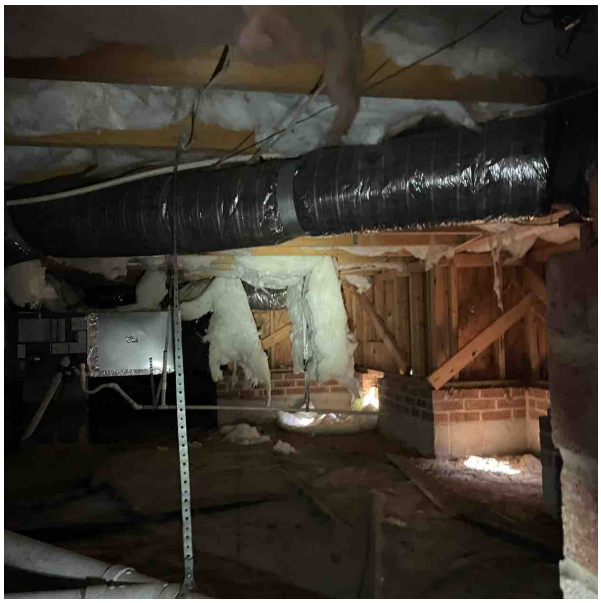
8.2.1 Moisture damage and wood rot was visible at the crawlspace entrance door. If not repaired, further damages can occur creating gaps in the wood which can allow animals and moisture intrusion into the crawlspace. Have a licensed contractor repair/replace to reduce further damages and moisture and animal intrusion. **(Crawlspace)**



8.4 Insulation

8.4.1 Areas of insulation have fallen and are no longer secure between the joists. Insulation can help the efficiency of the home. Recommend securing fallen insulation for added thermal protection. **(Crawlspace)**





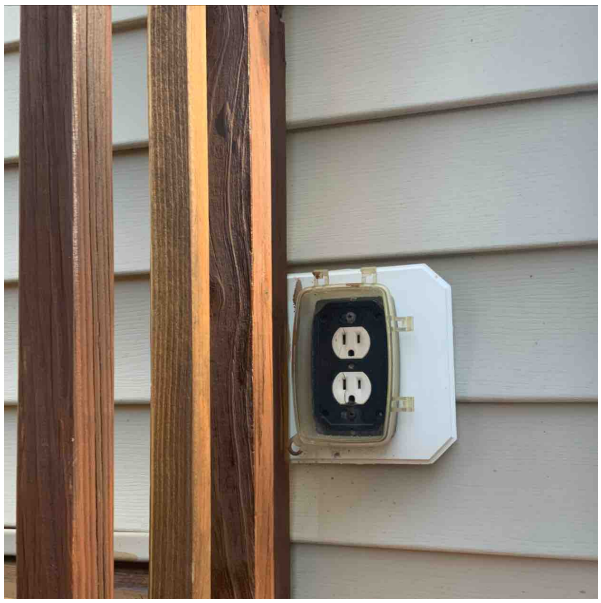
9.0 ELECTRICAL SYSTEM

9.10 Receptacles

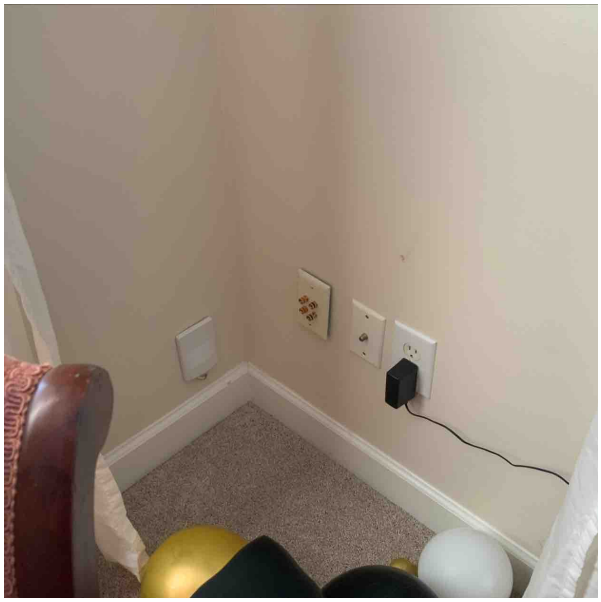
9.10.2 Damaged receptacle. Further cracking can spread, which can expose the wiring. Recommend replacing plate to reduce electrical hazard. **(Exterior Back)**

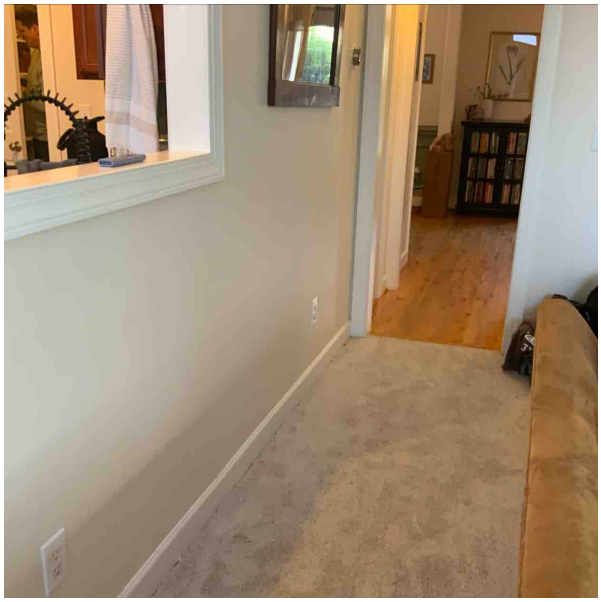


9.10.3 The exterior receptacle was missing its exterior cover. This can be a fire hazard. Have a licensed electrician install missing cover to reduce shock/fire hazard. **(Exterior Back)**



9.10.4 Several interior receptacles/junction boxes were not secure to the wall. Outlets will continue to become looser due to frequent use which can add additional tension to the wires creating a safety hazard. Have a licensed electrician secure receptacles to reduce shock/electrical hazard. **(Living Room)**

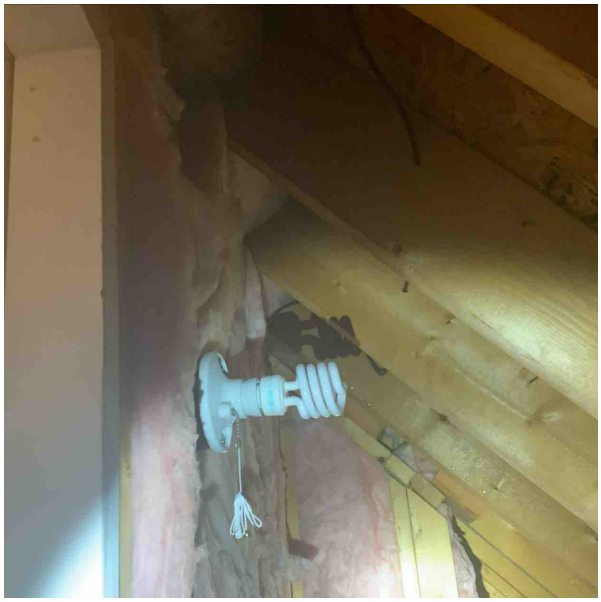




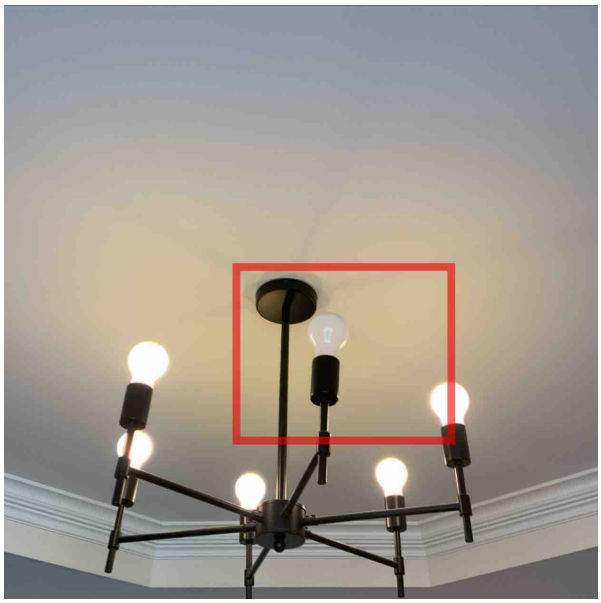
9.11 Lighting / Ceiling Fan(s)

9.11.3 Light(s) were not responding to their light switches. These include, but are not limited to the areas listed below. Check bulbs first prior to having a licensed electrician evaluate fixtures.

- Attic
- Garage



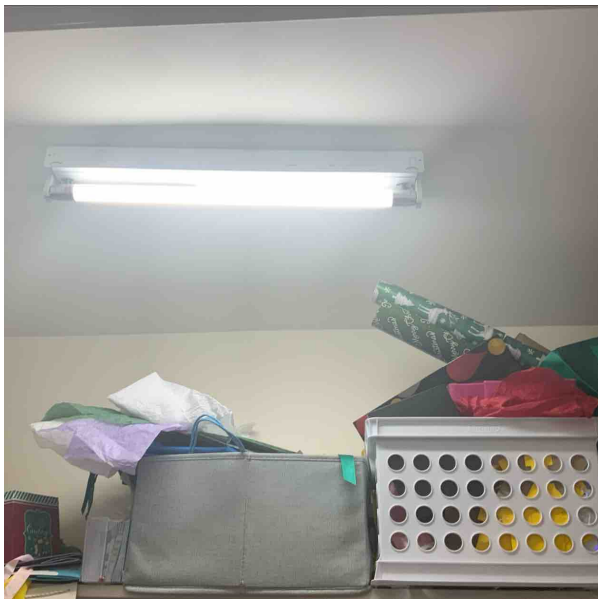




9.11.4 Light bulb was missing at the time of the inspection. Recommend replacing bulb and verifying operation for improved visibility.

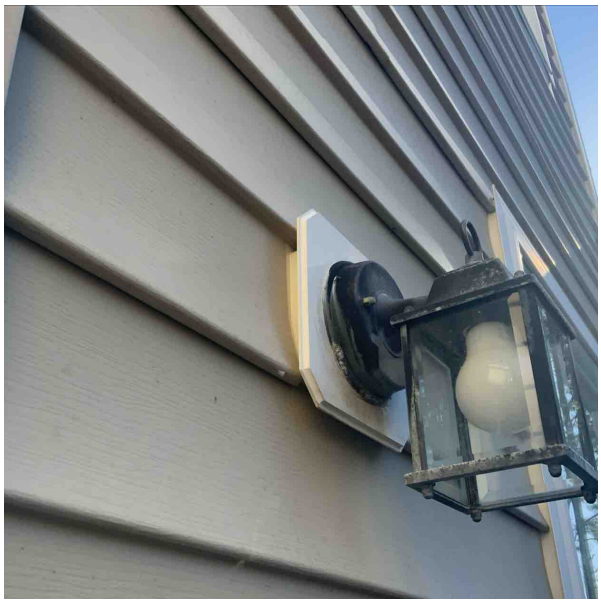


9.11.5 The bulb is making excessive noise while in use. This may indicate the bulb will fail soon. A electrician should repair or replace. **(Laundry Area)**

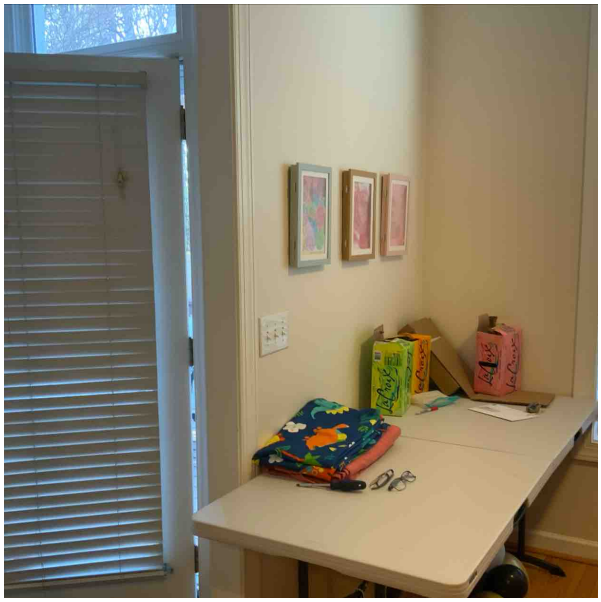


9.11.6 The exterior light is loose from the house/junction box. This can expose the wires to moisture which is a safety/fire hazard. Have a licensed electrician secure and seal around fixture to reduce hazard. **(Exterior Front)**





9.11.7 Three-way switch is not wired properly. The switches should work independently of each other, regardless of which switch is up or down. Have a licensed electrician evaluate and repair as needed. **(Living Room)**



10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.5 AC / Heat Pump System(s)

10.5.3 The a/c unit has settled at a varying rate causing the unit to become un-level. This can reduce the efficiency of the unit. Have a licensed contractor re-level exterior unit to promote efficiency. **(Exterior Left)**



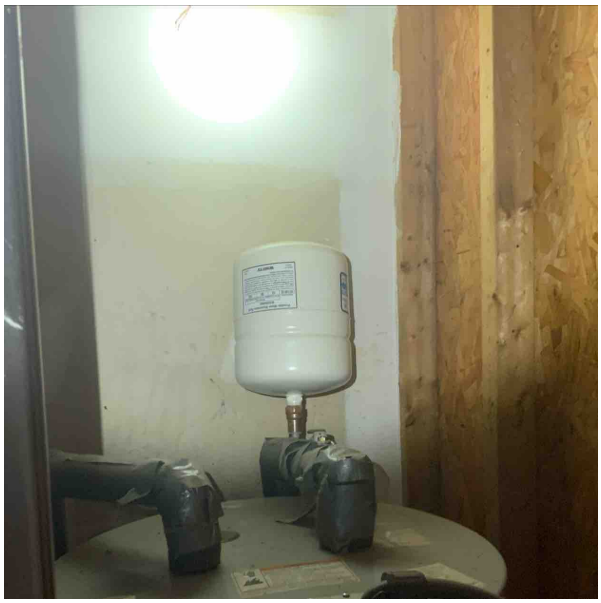
10.5.6 The HVAC condensate drain line is discharging directly outside foundation wall. Current standards typically require that this water discharge be a minimum of 12" away from the foundation walls. Water being discharged directly at the foundation can result in higher sustained moisture levels present in the block wall/foundation which can result in efflorescence on the block walls and possible mold growth on the dirt grade, block wall and/or wood components of the floor system. It is recommended that the condensate discharge drain pipes be extended in some way such that all water is directed further away from the foundation of the house. **(Exterior Left)**



11.0 PLUMBING SYSTEM

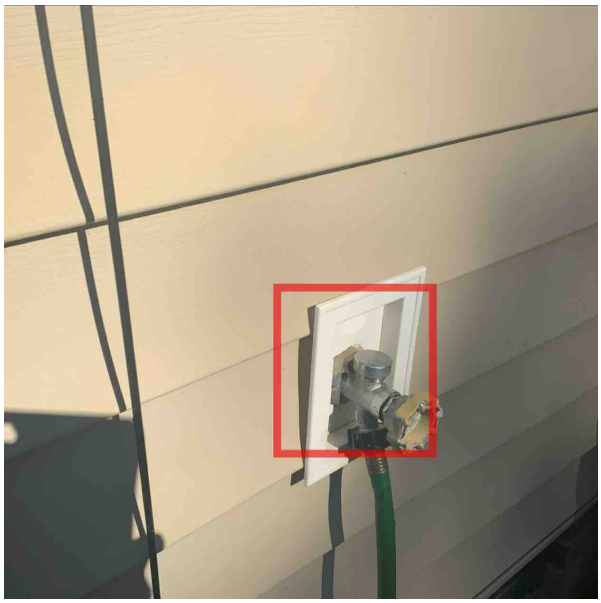
11.6 Water Heating Equipment

11.6.5 There was no air discharge when testing for the expansion tank pre-charge air pressure. This usually indicates the pre-charge pressure has dropped below the water pressure in the tank. Having the tank's pre-charge set lower than the water pressure will allow expanding water to flow into the tank more often than it should, which wears out the diaphragm prematurely. Have a licensed plumber evaluate and repair as needed. **(Garage)**



11.7 Hose Bib(s)

11.7.2 The hose bibb on the exterior wall is leaking water from the anti-siphon valve on top when the water is on. This can be worse with back pressure such as a hose connected. Have a licensed plumber repair as needed. **(Exterior Left)**

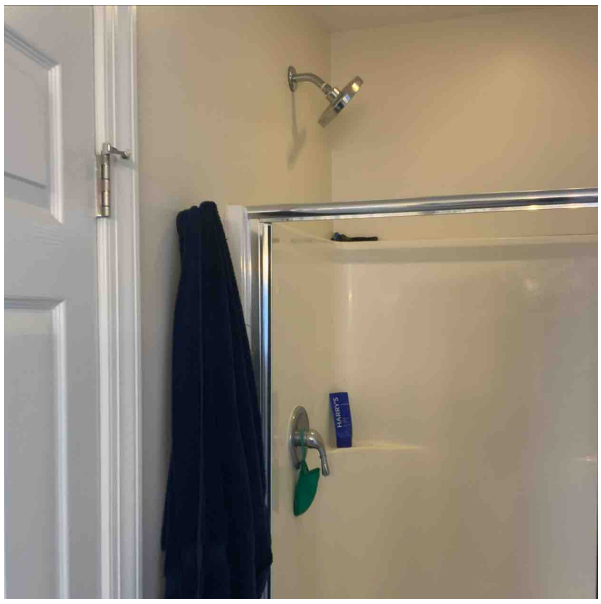


11.8 Fixtures / Faucets

11.8.2 The mixing valve is not set properly and does not allow full flow of hot water to the faucet. Have a licensed plumber evaluate and repair as needed for proper operation.

- Master Bathroom
- Second Floor Guest Bathroom

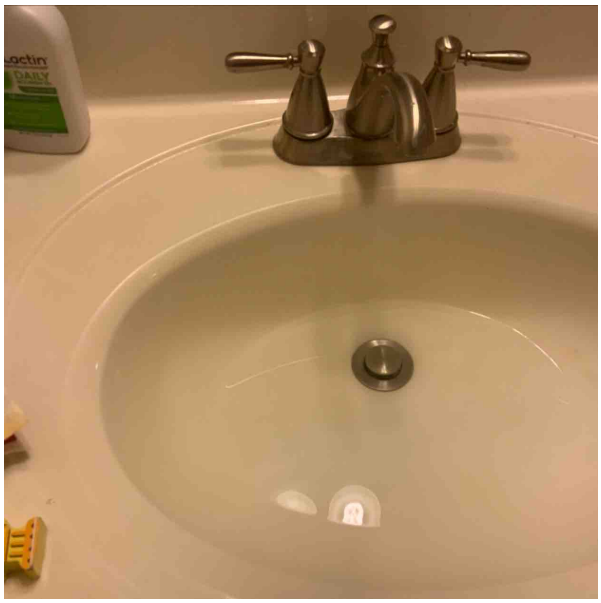


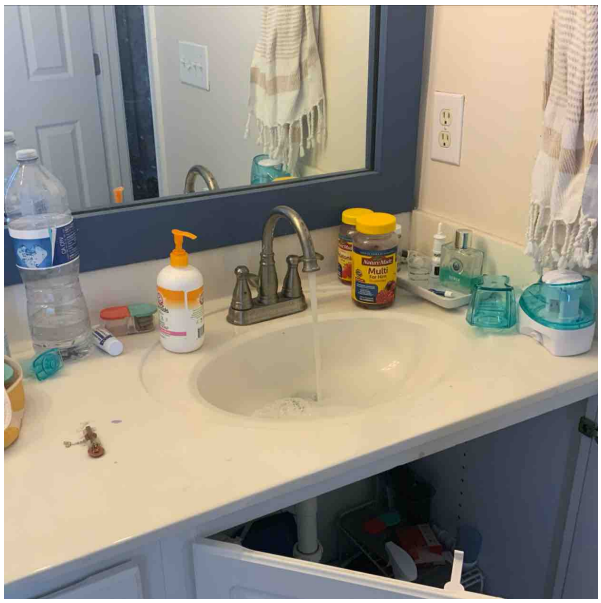


11.9 Sink(s)

11.9.2 The drain is slow or partially clogged. It should keep up/stay ahead of the faucet flow. An accidental overflow could occur if not corrected. A licensed plumbing contractor should repair or replace as necessary to reduce water damages.

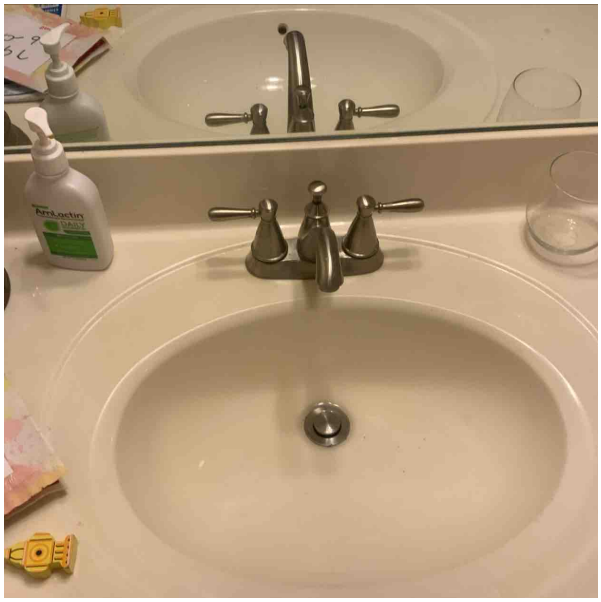
- Master Bathroom
- Second Floor Guest Bathroom

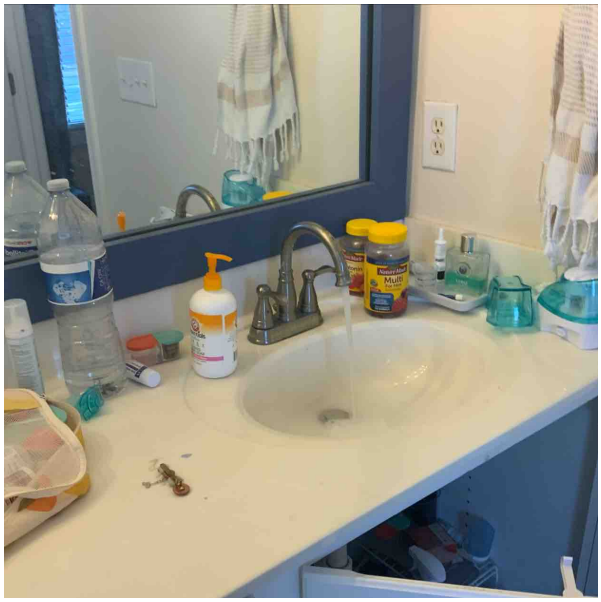




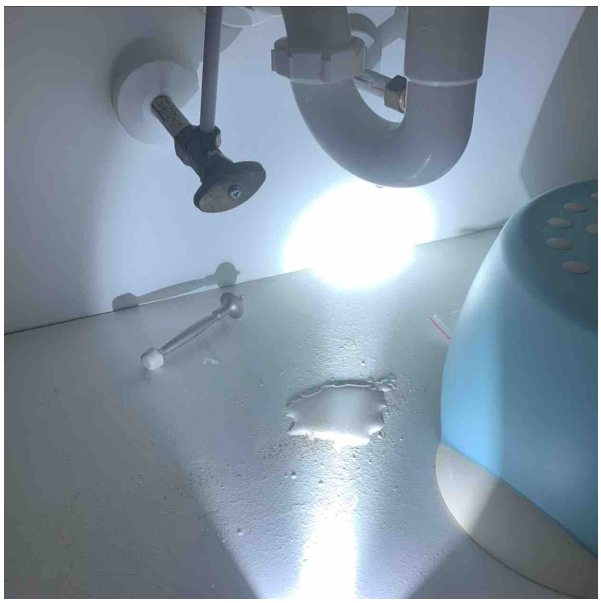
11.9.3 The stopper in the bathroom was not functioning as intended. Stoppers should be able to maintain and drain water in the sink. Have a licensed plumber repair to allow proper operation.

- Master Bathroom
- Second Floor Guest Bathroom



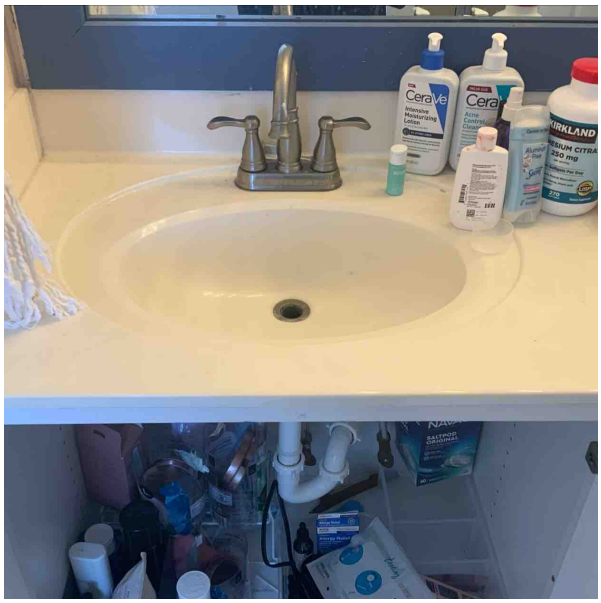


11.9.4 Leak was visible underneath sink. Any leak in the waste line can cause moisture damage to the cabinet. Have a licensed plumber repair as needed to reduce further water damages. **(Second Floor Guest Bathroom)**





11.9.5 The stopper in the bathroom was missing. Stopper should be able to maintain and drain water in the sink. Have a licensed plumber install to allow proper operation. **(Master Bathroom)**



11.10 Toilet(s)

11.10.2 The toilet in the bathroom is loose from the floor and needs tightening. Over time, a loose toilet can pull away from the wax ring and cause waste to not flow through the pipe. Have a licensed plumber repair to reduce future damages. **(First Floor Guest Bathroom)**



11.11 Tub(s) / Shower(s)

11.11.3 The stopper for the bathtub was missing at the time of the inspection. All stoppers should be installed to hold water in the tub. Recommend further evaluation and repair by a licensed plumber. **(Second Floor Guest Bathroom)**



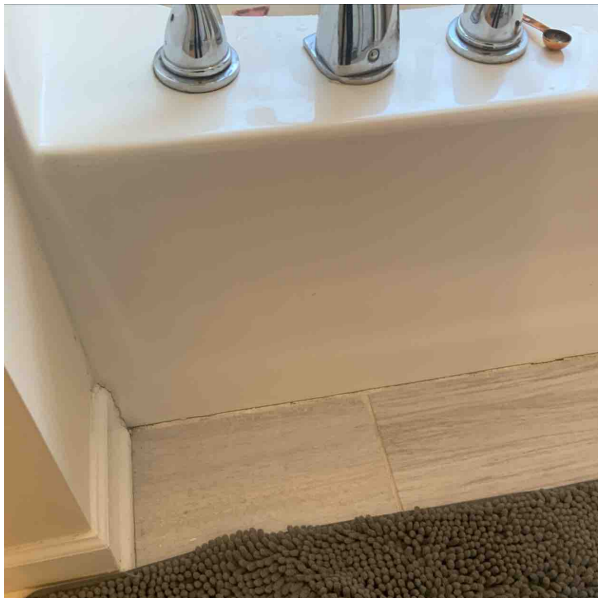
11.11.4 Open gaps were visible around the shower enclosure. Open gaps can allow water to enter behind the tile. Caulk/grout around the gaps in the shower enclosure to reduce moisture intrusion and possible water damage.



11.11.5 Shower drained slowly, indicating a possible blockage. Overflow can occur causing water damage to the surrounding areas. Have a licensed plumber evaluate and repair as needed. **(Master Bathroom)**



11.11.6 Open gaps were visible around the bathtub enclosure. Open gaps can allow water to enter behind the tile. Caulk around the bathtub enclosure to reduce moisture intrusion and possible water damage. **(Master Bathroom)**



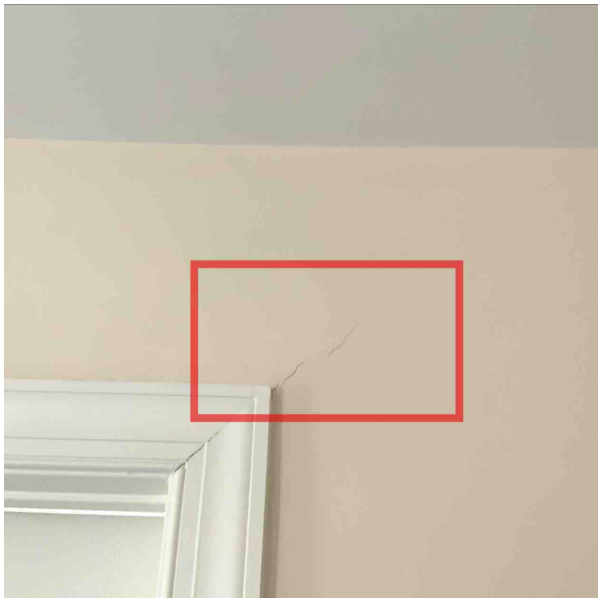
11.11.7 The shower door pinches the frame and is hard to operate. A licensed General Contractor should repair for ease of operation. **(Master Bathroom)**



12.0 INTERIOR

12.4 Walls / Ceilings

12.4.1 Typical crack noted on the interior wall above the door. This usually indicates settlement in the home. It is beyond the scope of this inspection to determine the time frame or scope of this settlement. Recommend further evaluation and repair by a licensed contractor. If problem persists, a structural engineer should be contacted to determine if additional settlement or additional repairs are needed. **(Master Bathroom)**

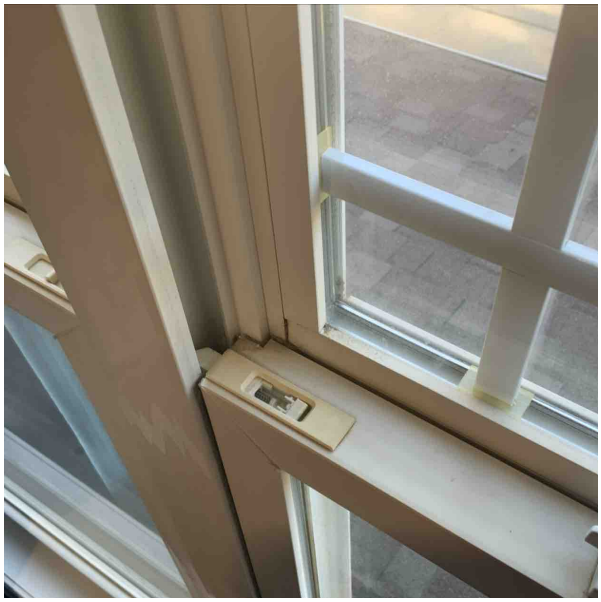


12.5 Windows

12.5.3 The side window latch for the interior window was missing/damaged. This causes the window to pull out of the tracks when being opened/closed. Have a licensed contractor repair for functional operation.

- Front Middle Bedroom
- Master Bedroom

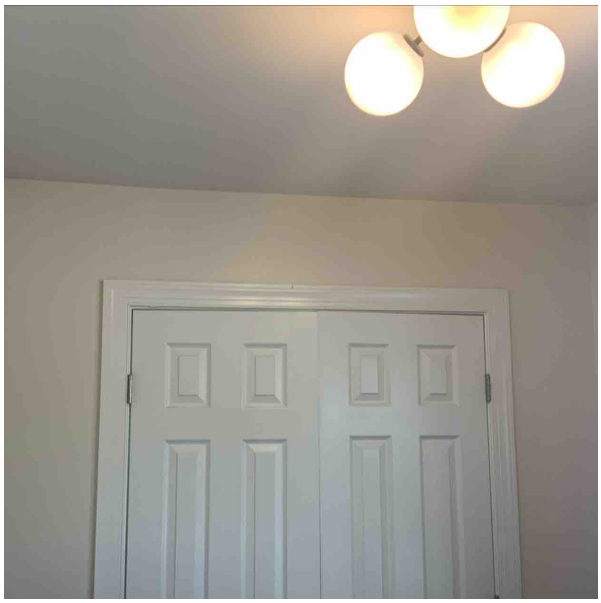


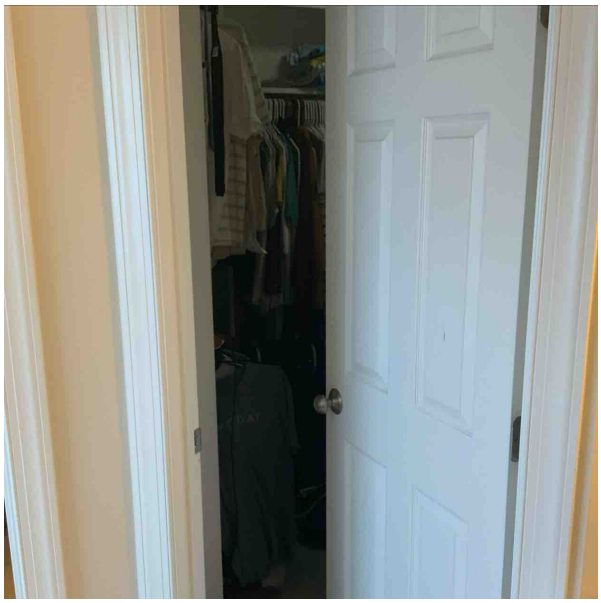


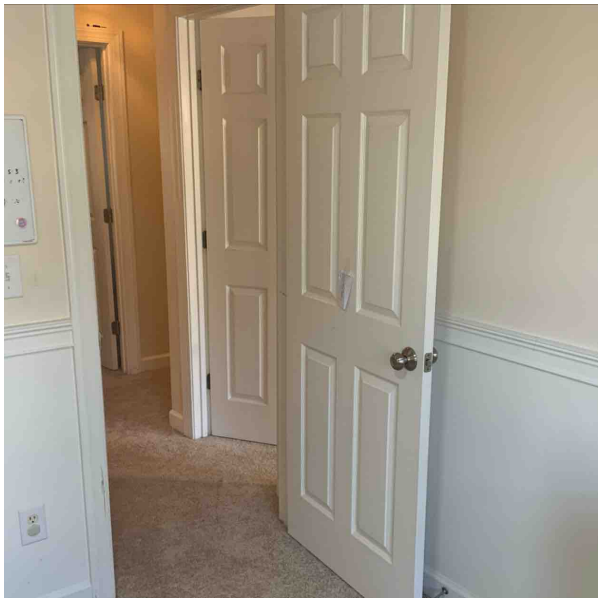
12.6 Doors

12.6.2 The interior door(s) were not latching when closed. A repair specialist or licensed general contractor should be consulted for repair of the hardware to latch securely when closed to ensure privacy and egress.

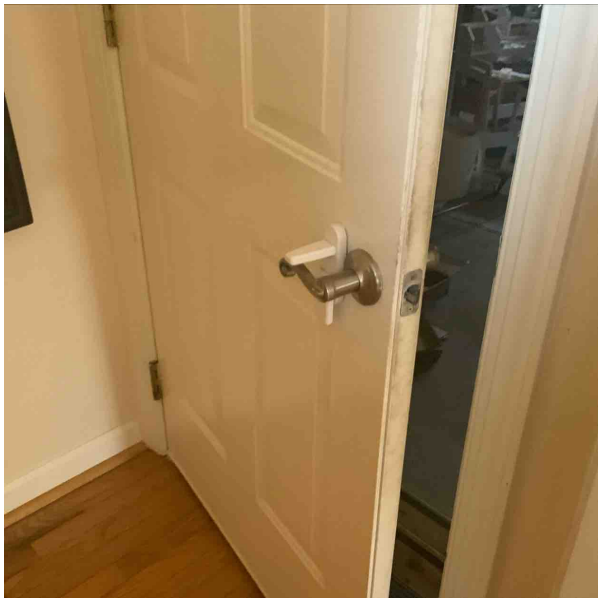
- Front left bedroom
- Laundry area
- Master Bathroom Closet



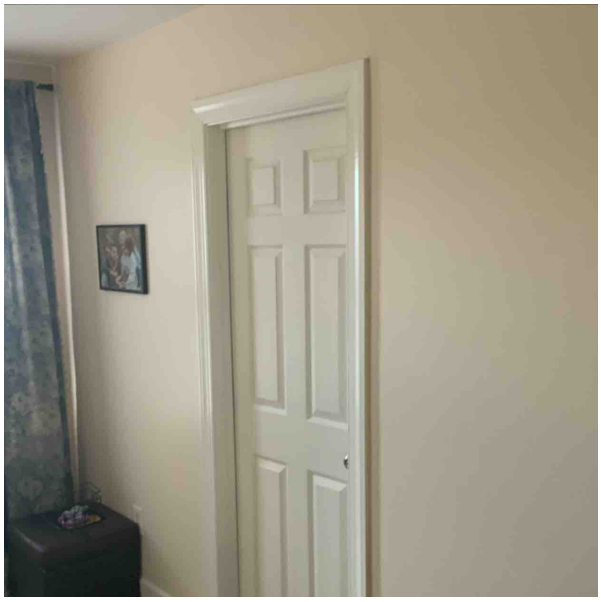




12.6.3 The lock on the interior door was not functioning at the time of the inspection. This does not provide proper privacy. Have a licensed contractor repair for functioning operation. **(Garage)**



12.6.4 The interior door(s) were binding when being used. A repair specialist or licensed general contractor should be consulted to adjust/plane the door to reduce binding and allow to open/close easily and ensure privacy and egress. **(Master Bathroom)**



12.6.5 Door stop(s) were missing from the interior door(s). The door stops are either missing, need adjustments or are damaged. This can lead to wall damage behind the doors. Recommend installing door stops where needed, to reduce wall damage.

14.0 APPLIANCES

14.3 Ranges / Ovens / Cooktops

14.3.3 An anti-tip device was not installed/engaged at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Install an anti-tip device on the stove to reduce safety hazard and personal injury. **(Kitchen)**



14.8 Clothes Dryer

14.8.2 The flapper for the dryer vent was stuck in the open position at the time of the inspection. Lint buildup was visible at the vent which can be a fire hazard. Recommend cleaning dryer vent throughout duct and verifying that the flapper does open/close as intended. **(Exterior Right)**

