Property Disclosure Review: Moisture, Water & Drainage Audit

Comprehensive Cross-Reference of Builder Warranty Correspondence, Municipal Inspection, Flooring Vendor Report & Full 72-Page Home Inspection

Property:	1804 Stagecoach Trail, Wendell, NC 27591	**Seller(s):**	Seth Robertson (Co-Customer: Kennedy Lopez)
Builder:	Mattamy Homes USA (Raleigh Division)	**Audit Scope:**	Full 72-Page Inspection (3/11/2026) & Emails (2021–11/2026)

Executive Consensus Summary: There is **no global consensus** between the seller and Mattamy Homes regarding moisture issues. However, independent third-party evaluations resolved two major historical concerns: (1) the **Town of Wendell** cleared the exterior lot grading and drainage, and (2) **Builders Wholesale Flooring LLC** confirmed the 2026 LVP floor cupping is caused by furniture wear rather than slab moisture. Conversely, multiple specific moisture stains, HVAC condensate defects, and exterior flashing vulnerabilities documented in the March 11, 2026 home inspection remain **unrepaired**.

1. Master Status Matrix: Water, Moisture & Drainage Items

Item / Area	Current Status	Verified Finding & Resolution Summary	Source Citation
Lot Grading & Side-Yard Drainage	CLEARED	Builder voided yard warranty due to post-closing fence; Town of Wendell Stormwater Administrator inspected Aug 2026 and confirmed proper grade with no ponding or washouts.	Town of Wendell Email (11/12/2026)
First-Floor LVP Flooring Cupping	NON-MOISTURE	Replaced in 2022 with poly barrier. July 2026 vendor inspection measured 3/32"–5/32" cupping at table/island and confirmed cause is unprotected chair legs (wear & tear), not moisture.	BWF Report (7/28/2026); Insp. Sec. 5.2 (p. 35)
Downstairs Drywall Moisture	NO MOISTURE	Seller feared vapor barrier pushed moisture into walls. FLIR thermal imaging scan confirmed normal heat loss at bottom plates, corners, and windows with no active wall moisture.	Insp. Sec. 5.1 (p. 34)
Garage Wall Efflorescence	UNREPAIRED	Efflorescence and water stains observed on interior concrete block garage walls and control joint, indicating moisture migration through exterior foundation wall.	Insp. Sec. 3.1 (p. 26)
Exterior Foundation Parge Cracks	UNREPAIRED	Stair-step mortar joint cracks and hairline vertical cracks in block stem wall parge coating; currently cosmetic but unsealed cracks risk masonry moisture entry.	Insp. Sec. 7.1 (pp. 45–46, 67)
Roof-to-Wall & Siding Flashing	UNREPAIRED	Missing step flashing above garage with exposed decking, unsealed flashing nail heads, non-overlapping siding joint flashing, cracked siding boards, and missing end-joint caulking.	Insp. Sec. 1.1, 2.0, 2.1 (pp. 5–6, 21–24)
Master Shower & Ceiling Stains	PAST LEAK	Water stains on exterior of master shower enclosure and family room ceiling below. Pan flood test + FLIR scan stayed dry, indicating past/periodic enclosure or grout/sealant leakage.	Insp. Sec. 6.1 (p. 41)
Attic HVAC Condensate & Line Set	UNREPAIRED	Upward-sloping condensate drain line, rusted auxiliary drain pan, subfloor water staining under unit/ducts, missing suction line insulation, and attic insulation line-set staining.	Insp. Sec. 1.5 (p. 18); Sec. 10.0 (pp. 53–57)
Water Heater T&P Valve Stains	PAST DISCHARGE	Dry stains on garage slab beneath water heater T&P relief valve discharge pipe indicating past/periodic pressure release; no active plumbing supply or drain leaks found.	Insp. Sec. 8.0–8.2 (pp. 48, 69)

2. Detailed Findings by Category

A. Cleared / Non-Moisture Historical Concerns

- **Side-Yard Grading & Standing Water:** Seller initially reported water sitting between Lots 1106 and 1107 for over a week. Mattamy Homes stated a post-closing fence voided the landscape warranty. On November 12, 2026, Darby Bishop (Stormwater Administrator, Town of Wendell) confirmed his August 2026 site inspection showed the grade is correct with no evidence of washouts or ponding. *(Mattamy Emails 9/2025–10/2025; Town of Wendell Email 11/12/2026)*
- **Recurring First-Floor LVP Cupping:** After a 2022 full replacement with a poly vapor barrier, cupping reappeared in 2026 (Insp. Sec. 5.2, p. 35). Mattamy attributed this to wet mopping and referred the seller to the vendor. On July 28, 2026, Builders Wholesale Flooring LLC inspected the kitchen table (6'x5', 3/32"–5/32" cupping) and island (1/8"–5/32" cupping), concluding the damage resulted from frequent movement of chairs with worn/missing felt pads rather than moisture, installation failure, or product defect. *(BWF Email 7/28/2026)*
- **Downstairs Wall Moisture & Window Leak Claims:** A FLIR infrared camera scan of interior walls (Insp. Sec. 5.1, p. 34) found only normal heat loss at bottom plates, corners, and openings, ruling out hidden moisture behind downstairs drywall. Additionally, while seller emails claimed windows were letting in moisture, the inspection (Sec. 5.5, p. 39) found no active window leaks—only broken latch hardware on the master bedroom window preventing a tight lock.

B. Foundation, Garage & Plumbing Findings (Unrepaired)

- **Garage Block Wall Efflorescence & Staining:** Efflorescence (white mineral deposits) and water stains were observed on the interior concrete block garage walls and adjacent control joint, indicating water accumulating against the exterior foundation and migrating inward. Inspector recommended evaluating exterior drainage, grading, and downspout discharge. *(Insp. Sec. 3.1, p. 26)*
- **Exterior Stem Wall Parge Coat Cracks:** Stair-step cracks along mortar joints and hairline vertical cracks were observed in the concrete block stem wall's parge coating. While currently cosmetic, unsealed cracks can allow moisture intrusion into the masonry. *(Insp. Sec. 7.1, pp. 45–46)*
- **Water Heater T&P Relief Valve Discharge Stains:** Dry water stains were present on the garage slab directly beneath the water heater T&P relief valve discharge pipe, indicating prior or periodic valve discharge. All interior water supply and drain systems (Sec. 8.0–8.1) were otherwise dry and functioning without active leaks, aside from a running half-bath toilet flapper and leaking sink stopper (Sec. 6.7, pp. 43–44). *(Insp. Sec. 8.2, p. 48)*

C. Interior & Attic Moisture Findings (Unrepaired)

- **Master Shower Enclosure & Family Room Ceiling Stains:** Water stains were documented on the exterior wall/trim of the tiled master shower enclosure and on the family room ceiling directly below. A 1-inch shower pan flood test monitored with a FLIR thermal camera remained dry, indicating past or periodic water escape through enclosure joints, grout, or sealant rather than a failed pan. *(Insp. Sec. 6.1, p. 41)*
- **Attic HVAC Condensate Drain, Pan & Subfloor Moisture:** Multiple HVAC moisture items were documented in the attic: (1) the condensate drain line slopes upward near the fifth truss from the left gable wall, risking water backup and overflow; (2) rust staining in the metal auxiliary drain pan indicates prolonged/periodic dripping; (3) water staining on the subfloor beneath the air handler and duct connections from condensation; (4) missing suction line insulation wrap at the unit allowing sweating; and (5) water staining in attic insulation along the refrigerant line set. *(Insp. Sec. 1.5, p. 18; Sec. 10.0, pp. 53–57)*

D. Exterior Envelope & Roof Flashing Vulnerabilities (Unrepaired)

- **Scope Limitation by Builder:** Following the March 2026 inspection, Mattamy Homes limited JDS Consulting's engineering review strictly to attic truss framing items (pp. 10–13, 16–17) and did not address exterior flashing or siding defects.
- **Roof-to-Wall & Roof Flashing Defects:** Missing step flashing at the roof-to-wall intersection above the garage with exposed roof decking at the water table; exposed nail heads on roof flashings; torn/creased shingle tabs; and loose gutter straps/debris. *(Insp. Sec. 1.0, 1.1, 1.4, pp. 4–8)*
- **Siding & Door Weatherproofing Gaps:** Improperly installed cement-fiber siding joint flashing (not overlapping the top edge of boards below); cracked siding boards on left and rear elevations; missing caulking at siding end joints adjacent to vertical trim; and a worn front door bottom sweep. *(Insp. Sec. 2.0, 2.1, pp. 21–24)*