

Summary



Buyer's Edge LLC

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Customer
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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. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***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/ South Carolina real estate agent or an attorney.***

Colors:

Colors are used in this report as a simple aid in interpreting comments written in the summary. These colors are not, in any way, suggestions in negotiating any repairs or indications of cost. The colors used are as follows:

Red= Possible safety, security or fire hazard.

Blue=Items which have the potential to lead to greater cost if not corrected.

Green= Items which will not lead to greater cost if not corrected or items which are cosmetic.

1. Exterior

Repair

1.0 Introduction Exterior

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were observed at the time of the inspection. Issues concerning the exterior of the house that are beyond cosmetic should be addressed to prevent water penetration, deterioration and adverse conditions. A qualified professional should be consulted to make any necessary repairs or investigations.

1.1 Wall cladding, flashings and trim

-
(1)

- It is noted that the corner trim and a small piece of siding was slightly damaged and peeling paint at the front of the house to the left of the covered porch.

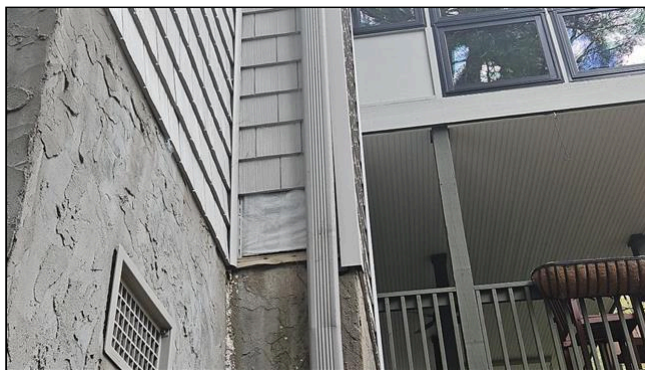


Repaired

1.1 Item 1(Picture)

(2)

- The vinyl at the rear of the home around the chimney was missing in a localized area.



Repaired

1.1 Item 2(Picture)

(3)

- The trims of the latticed columns in front of the main story garage door had rot at the bottoms. The trims of these columns should be repaired or replaced.

Repaired



1.1 Item 3(Picture)
(4)



1.1 Item 4(Picture)

- There is some slight deterioration and peeling paint with moisture at the bottom of the latticed wall between the garage doors off the left side of the house.



1.1 Item 5(Picture)
(5)

- The trim/ jamb of the door at the laundry room off the right side of the home had local rot toward the threshold. This should be repaired to prevent further damage.

Repaired



1.1 Item 6(Picture)
(6)

- The trim/ jamb of the crawlspace entry door at the right side of the home had local rot toward the threshold. This should be repaired to prevent further damage.

Repaired

Repaired



1.1 Item 7(Picture)

1.4 Garage door operators

-
- The automatic openers for the garage doors at the left side and front of the home (facing front) would not reverse when met with resistance. This can be a hazard. The fix here usually involves simple adjustment to the openers.

1.5 Decks, balconies, stoops, steps areaways porches and railings

Garage Door is Working

-
- (1)
- The stringers for the staircase at the rear of the home were over-spanned. Typically stair stringers are supported at least every seven feet. There was no significant movement on these stairs when walked on.



1.5 Item 1(Picture)

- (2)
- The wood column(s) on the staircase of the deck at the rear of the home had improper footings. These columns are resting on a surface masonry units. A qualified contractor should be consulted in regard to adding the appropriate footings that extend below the frost line.



1.5 Item 2(Picture)

1.6 Driveways, patios, walkways, and retaining walls

-
- The rock entry at the basement garage door off the left side of the house had grout that was deteriorated and several rocks that were loose.

Repaired



1.6 Item 1(Picture)



1.6 Item 2(Picture)

Investigate

1.5 Decks, balconies, stoops, steps areaways porches and railings

(3)

- The attachment of the stair stringers to the deck off the right side of the house at the laundry room entry was atypical. Much of the bearing of the stair stringers was in the form of deck boards that were nailed to the band. This attachment should be reviewed by qualified contractor and repair it is necessary.



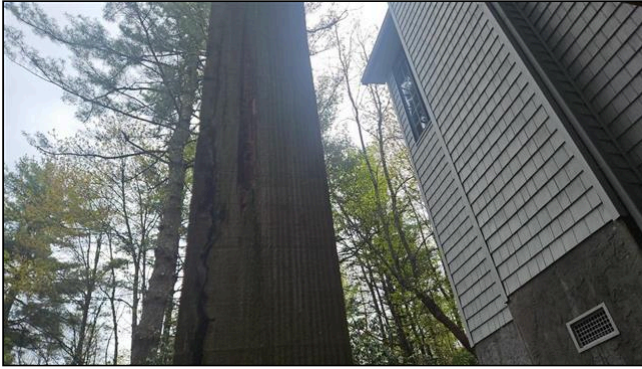
1.5 Item 3(Picture)

(4)

- There was rot noted on the wood column of the deck at the rear the house closest to the air compressors. I recommend having a qualified contractor or structural engineer review this column. Repairs should be made as necessary.

Repaired

The column was reviewed and is structurally sound



1.5 Item 4(Picture)

2. Roofing

Repair

2.0 Introduction Roofing

-
Refer to the sections below for detailed descriptions of and deficiencies or concerns that were located at the time of the home inspection. Roofing should be addressed to insure that there is no water penetration in the home. A qualified roofing contractor should be consulted in making any repairs or investigations. If any roofing issues can result in deficiencies in the framing or sheathing of the home then a qualified general contractor should be consulted and any necessary repairs should be made.

2.1 Roof coverings

-
(1)

- There is a loose ridge shingle toward the right side of the home.



2.1 Item 1(Picture)

Roof was replaced

Investigate

2.1 Roof coverings

-
(2)

- The roofing was older and in fair condition. We did not see evidence of active leaks nor need for

immediate major repair. there was significant granular loose on shingles at areas that shed larger amounts of water. I recommend consulting a qualified roofer in regard to the remaining service life of this roof.



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.4 Chimneys

Items functional at time of inspection

- It is noted that the metal chimney cap was rusted. This is typical of older chimney caps and I recommend having this cap reviewed by a chimney specialist and repaired as necessary.



2.4 Item 1(Picture)

This is a cosmetic issue

3. Structural Components House

Repair

3.0 Introduction Structural

Refer to the sections below for any detailed descriptions of deficiencies or concerns that were located at the time of the home inspection. Foundation and framing issues should be addressed to ensure the stability of the home. Repair and further investigation recommendations should be referred to a qualified contractor, if repairs are beyond the scope of the NC building code and require evaluation, design or determination of adequacy, the contractor should consult a professional engineer.

3.2 Condition of walls and columns/ piers

-
- (1)
 - The sheathing and bottom plate at the chimney toward the rear right corner of the home had discoloration and rot. Vinyl siding was missing part in this area as noted in the exterior section of this report. I recommend correcting all water entry (likely from gutter terminating at the chimney) and repairing all damaged sheathing.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

- (2)
 - The sheathing in the crawl space was discolored toward the foundation wall in a localized area off the right side of the home toward the rear.

All rotted sheathing was replaced



3.2 Item 3(Picture)

Investigate

3.1 Condition of foundations, basements and crawlspaces

-
- (1)
 - It s noted that there were bait stations for the treatment of wood destroying insects around the parameter of the home. This system is typically a part of a servicing contract.



3.1 Item 1(Picture)

(2)

- Efflorescence was seen at the exterior foundation wall off the crawlspace. White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence can occur as a natural process of moisture leaching out of newly placed concrete blocks that has no effect of the structure. This is known as New Building Bloom.



3.1 Item 2(Picture)

4. Electrical System

🔧 Repair

4.0 Introduction Electrical

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were located at the time of the home inspection. Any electrical issues are considered fire and safety hazards and should be repaired as soon as possible. A licensed electrical contractor should be consulted for further evaluation and repair.

4.3 Condition (grounding and polarity) of the outlets

-
(1)

- One outlet in the first floor garage ceiling servicing the garage door opener was missing a cover.



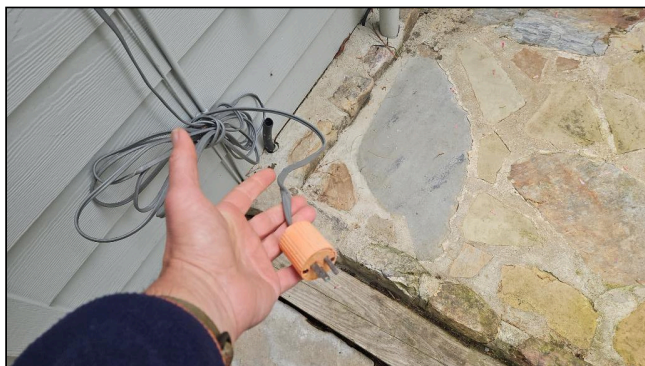
4.3 Item 1(Picture)

4.4 Switches and fixtures

-
- (1)
 - A fluorescent light fixture in the upstairs private bath closet off the left side of the house was missing a cover.
- (2)
 - A fluorescent light fixture in the basement garage was missing a cover.

4.5 Condition of the visible wiring

-
- (1)
 - There's a plug with a male connection off the front left corner of the house. This is likely for a generator. This connection exposed can be a safety issue and I recommend removing this wire.

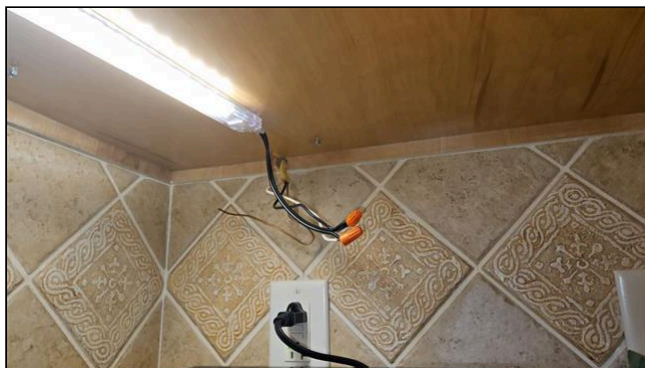


4.5 Item 1(Picture)

- (2)
 - There is an abandoned wire in the corner bread cabinet at the kitchen to the right of the dishwasher. This wire should be removed or placed in an enclosed junction box.

Wire was removed

Wire was removed



4.5 Item 2(Picture)

4.7 Condition/ presence of the smoke/ carbon monoxide detectors

-
- (1)
- I recommend adding smoke detectors in the basement toward the bedroom and in the bedroom.
- (2)
- When using any fossil fuel source, I recommend a permanently installed carbon monoxide detection system as a safety against poison carbon monoxide.

5. Heating

🔧 Repair

5.0 Introduction Heating

-
- Refer to the sections below for detailed descriptions of deficiencies or concerns that were present at the time of the inspection. All items listed should be repaired promptly to prevent more expensive repairs. Fossil Fuel heating systems that are not functioning properly can be a safety hazard. A licensed HVAC technician should be consulted for any repairs or investigations mentioned and ongoing seasonal maintenance should be preformed.

🔍 Investigate

5.2 Condition of chimneys, flues and vents

-
- As with any house that one moves into, the fireplace chimney and all its components should be inspected and cleaned if it is to be used. A full inspection of the chimney is beyond the scope of this inspection. The chimney carries heat and exhaust when in use and inadequate conditions can pose a safety/ fire hazard.

5.5 Condition of fireplaces/ Wood Stoves

-
- (1)
- Typically wood stoves require a clearances from combustibile materials on all sides and the floor. This can requirement can vary with the manufacture of the stove. I recommend verifying that this wood stove is suitable on carpet and in the proximity it is placed to the walls.



5.5 Item 1(Picture)

(2)

- The gas fire places in the living room and den off the kitchen were inoperable at the time of the inspection. The pilot lights were off to these units.

6. Air Conditioning

🔧 Repair

6.0 Introduction Air Conditioning

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were present at the time of the inspection. Air conditioning and heat pump systems that are not functioning properly can lead to mechanical failure and more expensive repairs or the need for replacement of the system. A licensed HVAC technician should be consulted for any repairs or investigations.

7. Plumbing

🔧 Repair

7.0 Introduction Plumbing

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were located at the time of the home inspection. Any plumbing issues should be addressed to ensure proper sanitation and prevent leaks. A licensed plumbing contractor should be consulted for further evaluation and repair. If the plumbing issues have resulted in deficiencies to the framing or allowed water to enter the building envelope a licensed general contractor should be consulted. Any mold/ mildew concerns should be referred to an environmental company.

7.1 Condition of the water supply systems and fixtures

-
(1)

- The control knob for the basement common bath shower was loose.



Repaired

7.1 Item 1(Picture)

(2)

- The instant hot water heater in the kitchen did not work at the time of the inspection.

7.3 Condition of the plumbing drain waste and vent systems

-
- (1)
- The dishwasher drain line should be mounted and form a "Loop" that extends above the bottom of the sink base under sink to prevent a possible backflow of contaminants at the kitchen sink. This is a small fix.



Repaired

7.3 Item 1(Picture)

(2)

- The basement bar sink drained slowly.

(3)

- The stop-valve was missing at the hall bath sink off the main entry.

(4)

- The stop valve in the upstairs private bathroom sink off the left side of the house was missing.

7.5 Condition of the water heater

-
- A pressure switch at the top of the water was loose.

Repaired



7.5 Item 1(Picture)

8. Insulation and Ventilation

Repair

8.0 Introduction Insulation and Ventilation

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were present at the time of the inspection. Issues concerning ventilation and insulation can cause adverse conditions to the home leading to more expensive repairs. All deficiencies should be repaired by a qualified contractor.

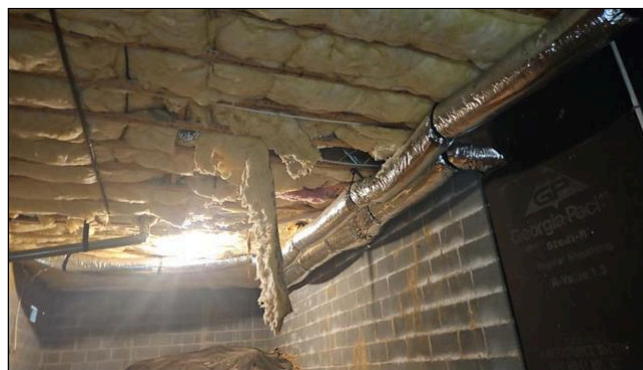
8.2 INSULATION UNDER FLOOR SYSTEM

-
(1)

- The insulation in the floor system revealed evidence of pest (likely mice or squirrels). I recommend consulting a pest specialist and correcting this. Damaged insulation should be repaired.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

(2)

- The insulation was fallen and missing in small localized areas in the crawlspace. This should be corrected.

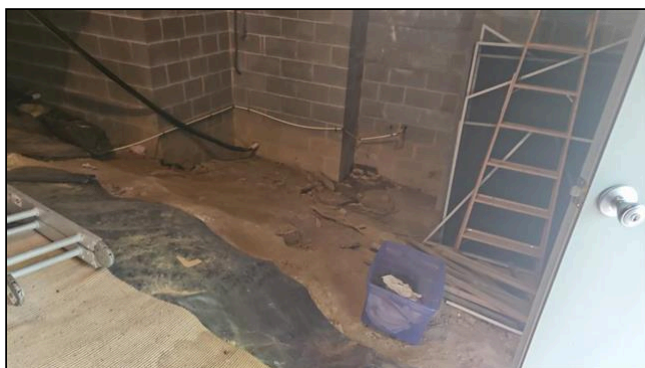
Repaired



8.2 Item 3(Picture)

8.4 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

-
- The vapor barrier (plastic) on the crawlspace ground was missing in areas and needs to be spread out and secured. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.6 VENTING SYSTEMS (Kitchens, baths and laundry)

-
- (1) **Vapor barrier was spread out properly**

- The dryer vent piping was had lint in it and should be cleaned.



8.6 Item 1(Picture)

- (2)
- The light mode on the exhaust fan did not work at the master bath.

9. Interiors

Repair

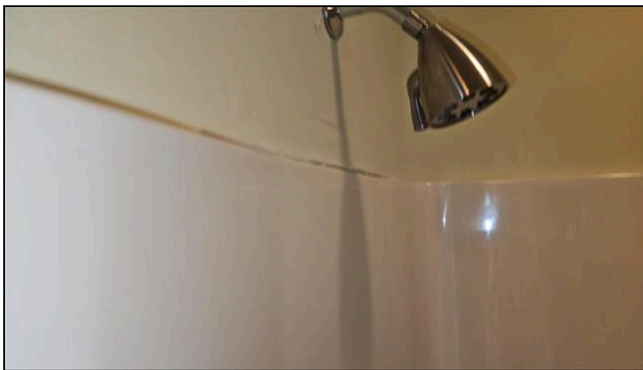
9.0 Introduction Interior

-
Refer to the sections below for detailed descriptions of deficiencies or concerns that were present at the time of the inspection. Deficiencies with interior components can indicate adverse conditions to the home and should be repaired. All work should be completed by a qualified contractor.

9.1 Condition of walls and ceilings

-
(1)

- The sheetrock and the upstairs private bathroom off the left side of the house was slightly damaged at the intersection with the shower surround.



9.1 Item 1(Picture)

(2)

- There were holes in the ceiling of the downstairs basement den. I recommend patching these holes.

Holes have been covered



9.1 Item 2(Picture)

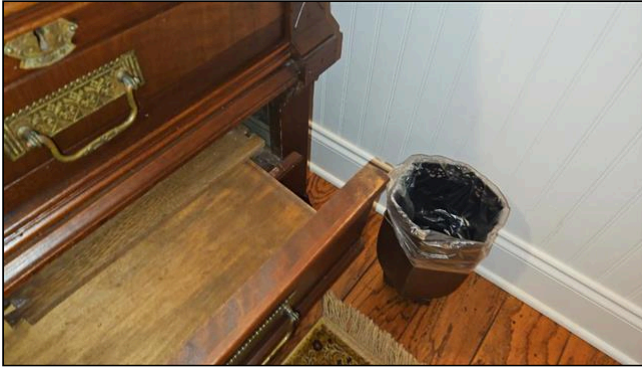


9.1 Item 3(Picture)

9.4 Condition of counters and cabinets

-

- The vanity drawer at the half bath off the main entry was damaged.



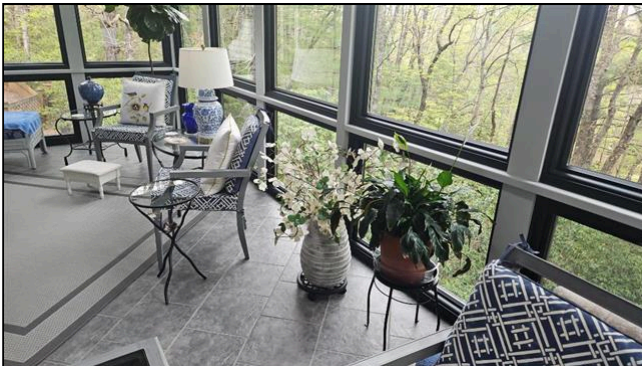
9.4 Item 1(Picture)

9.5 Condition of doors (representative number)

-
- (1)
 - The entry door going to the half 1/2 bath off the main entry rubbed at the jamb when closing.
- (2)
 - The top pin lock of the right side french door in the living room going to the sunroom would not engage.
- (3)
 - The entry door going to the master bath water closet would not latch.
- (4)
 - The entry door going to the basement den would not latch.
- (5)
 - The pocket door in the basement bath off the right side of the house would not operate smoothly and rubbed the floor.
- (6)
 - The entry door going to the basement common bathroom would not latch.
- (7)
 - The entry door going to the basement garage rubbed at the jamb when closing.

9.6 Condition of windows (representative number)

-
- (1)
 - Because of the proximity of the window above the grade in the sun room, I recommend adding a guard rail. This arrangement may not have been a locally required building practice when this home was built.



9.6 Item 1(Picture)

(2)

- One window in the half 1/2 bath off the main entry was stuck or painted shut.

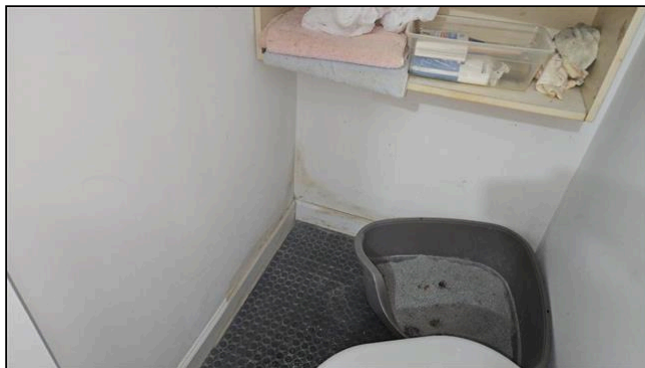
Investigate

Repaired

9.1 Condition of walls and ceilings

-
(3)

- There is staining in the basement garage closet. I was unable to determine what this is from.



9.1 Item 4(Picture)

10. Appliances

Repair

10.0 Introduction Appliances

-

Refer to the sections below for detailed descriptions of deficiencies or concerns that were present at the time of the inspection. All Repairs should be made to insure the effective use of all the appliances.

10.2 RANGES/OVENS/COOKTOPS

-

- The left rear burner (on cook top) did not work when tested. I recommend repairing this.

10.3 RANGE HOOD

-

- The down draft vent servicing the cooktop did not operate at the time of the inspection.

10.5 FOOD WASTE DISPOSER

-

- The island food disposer inoperable.

Disposal was repaired

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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