

First Step Home Inspections, Inc.

6229 Tryon Road

Cary, NC 27518

Ph: (919) 858-9930 Fax: (919) 851-0477

www.FirstStepHomeInspections.com



Home Inspection Report

Prepared exclusively for:

Client Name
Client Address
Cary, NC 27518

June 1, 2021

First Step Home Inspections, Inc.

6229 Tryon Road

Ph: (919)-858-9930

Fax: (919)-851-0477

Inspection Address: 123 Any Street
Town, NC 27518

Client's Name: Client's First Name Client's Last Name

Home/WorkPhone #:

Real Estate Agent: N/A

Date of Inspection: 6/1/2021

Start Time: 08:30 AM

Weather: Overcast

Temperature: 60 Degrees

Front of House Faces: Southwest

House Vacant: Yes

Approx. Age of Home: 17 Years

Inspection Performed by: Matt McClymonds License#: 1785

Client's Name: Client's First Name Client's Las

Date of Inspection: 6/1/2021
Inspection Address: 123 Any Street
Town, NC 27518

First Step Home Inspections, Inc.. (FSHI, Inc), is hereby employed by Client (s) to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. ***This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines are available from said Board.*** Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. FSHI, INC is not liable for any defects or deficiencies, which cannot be reasonably discovered during the limited visual inspection. As part of your inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

1. STRUCTURAL COMPONENTS - including foundation, flooring, floors, walls, columns, ceilings and roofs
EXCLUDING: _____
2. EXTERIOR OF STRUCTURE-- including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows. _____
3. ROOFING - including roof coverings, roof drainage systems, flashings, skylights, and chimneys.
EXCLUDING: _____
4. PLUMBING - including interior water supply and distribution systems, interior drain waste and vent system, fuel storage and distribution system, and sump pump. EXCLUDING: _____
5. ELECTRICAL - including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters and smoke detectors. EXCLUDING: _____
6. HEATING SYSTEM - including permanently installed heating systems and its controls, chimneys, heat distribution systems, including fans, pumps and ducts, and automatic safety controls.
EXCLUDING: _____
7. CENTRAL AIR - including normal operating control of the central air conditioning system and the distribution system.
EXCLUDING: _____
8. INTERIOR - including walls, ceilings, floors, steps, a representative number of cabinets and doors and windows.
EXCLUDING: _____
9. INSULATION AND VENTILATION - including insulation, vapor barriers, ventilation of attic and foundation, kitchen, bathrooms and laundry venting systems, and the operation of any readily accessible attic ventilation fan, when temperature permits. EXCLUDING: _____
10. BUILT-IN KITCHEN APPLIANCES - including the observation and operation of the dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.
EXCLUDING: _____

MAIN INSPECTION FEE (PAYMENT IS DUE UPON COMPLETION) TOTAL: \$0.00

Client's Signature: _____ **Date:** _____

Client's Signature: _____ **Date:** _____

First Step Home Inspections, Inc. Ph:(919)-858-9930 Fax:(919) 851-0477

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observations of apparent conditions existing at the time of inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pest or insects, or cosmetic or underground items or items not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and unless specifically included, will not be part of this inspection.

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, organic growth, mold, underground oil tanks and radon gas. Further, FSHI, INC. is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector.

This inspection does not include the inspection or operation of any low voltage wiring or cabling such as, but not limited to telephone wiring, coaxial cable, alarm/security systems, low voltage lighting, network and communication cabling, or any kind of water sprinkler systems.

ARBITRATION: Should the client believe that FSHI, INC be liable for any issues arising out of this inspection then the client shall communicate said issues in writing to FSHI, INC. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance of the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time home inspector with a minimum of six (6) years experience as an inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

ACKNOWLEDGMENT: This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of FSHI, INC. and any reliance thereon by any party other than the Client named above is prohibited.

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

LIMIT OF LIABILITY: This contract represents the entire agreement between First Step Home Inspections, Inc. and the Client. FSHI, INC is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. It is further agreed that the limit of liability is equal to the amount paid for this inspection, and for a period of one year from the date of this inspection. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agrees to all of the limitations, terms, and exclusions contained within this contract.

The Price for this inspection including any exclusions identified on page one is: \$0.00

Client's Name: Client's First Name Client's Last Name

Client's Signature: _____

Date: _____

Client's Signature: _____

Date: _____

Inspector's Signature: _____

Date: _____

Matt McClymonds, NC Home Inspector's License# 1785

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"This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. The full report is comprised of the cover sheet, copy of the signed inspection contract, summary, notes pages when applicable, photo pages, and five check lists. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." All directions are referenced as if you are standing in the front street and looking at the house.

ROOF & EXTERIOR

1. The front porch brick steps mortar joints and the front porch walking surface masonry paver joints have several cracks and voids present. This condition will allow excessive rainwater entry and will cause moisture to accumulate underneath the front porch and steps, and this moisture may migrate through the house front masonry foundation wall into the crawl space, and could result in possible freeze damage to the steps and pavers during the winter months. Recommend that a qualified masonry contractor locate all damaged areas, and make necessary repairs. (see photos)
2. The front porch left side wall vinyl siding is excessively bowed out at the bottom, and is not properly secured to the wall. This condition exposes this area of siding to possible wind damage and rainwater entry behind the siding. Recommend that a qualified contractor familiar with proper vinyl siding installation practices and methods make necessary long-term repairs.
3. Most areas of the gable roof shingles extend too far beyond the rake edges (angled edges of the roof), as typical roof shingle manufacturer installation recommendation is approximately $\frac{3}{4}$ ths of an inch of shingle overhang, visible from the ground when looking up at the roof shingles. This condition exposes these roof shingles to possible wind damage and wind driven rainwater leakage. Recommend that a qualified roofing contractor locate all roof shingles that extend out too far beyond the rake edges, and make necessary repairs. Only one area was photographed. (see photo)
4. Several end ridge cap shingles are damaged (have small holes present at the ridge [peak] area), visible from the ground when looking up at the shingles at the ridge. This condition poses a possible rainwater leak. Recommend that a qualified roofing contractor locate all damaged end ridge cap shingles, and make necessary long-term repairs.
5. The main gable roof left side front rake board aluminum cladding is excessively bowed, located near the lower end, visible from the left side yard. This condition may allow rainwater entry behind the cladding and into the roof framing. Recommend that a qualified contractor make necessary repairs.
6. The master bedroom left side exterior wall is not completely covered by vinyl siding at the bottom and top of the wall, and the right side exterior wall is not completely covered by vinyl siding at the upper left corner next to the double windows above the right side exterior water faucet area, visible from the left and

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- right side yards respectively. This condition either indicates that these courses of siding are cut short, or are not properly prevented from sliding excessively sideways during expansion and contraction due to exterior temperature changes. This needs repair to prevent rainwater entry behind the siding. Recommend that a qualified contractor familiar with proper vinyl siding installation practices and methods make necessary long-term repairs to ensure that these courses of siding completely covers these areas of the house walls. (see photos)
7. The main gable roof left side rear rake board and (rear upper) fascia aluminum cladding trim vertical corner joint has a large gap present, visible from the left side yard. This condition allows possible rainwater entry behind the cladding and into the roof framing. Recommend that a qualified contractor make necessary repairs. (see photo)
 8. The crawl space access door does not currently have a latch installed, which prevents this door from being secured in a closed position. This condition allows easy entry into the crawl space by rodents, pets, and possibly small children, may result in damage to accessible building components in the crawl space or possible personal injury (to children), and is contrary to accepted building standards. Recommend that a qualified contractor make necessary repairs.
 9. The rear screen porch stairs handrail vertical 2x2 pickets are installed such that the upper ends interfere with use of the handrail upper rail, as the top of the pickets block someone's hand from staying in continued contact with the upper rail while ascending or descend the stairs as required. Recommend that a qualified contractor make necessary repairs for safety, and to comply with accepted building standards. (see photo)
 10. Several rear screen porch stairs handrail vertical 2x2 pickets are loose, and the lower stairs right side (when ascending) handrail lower post is excessively wobbly. These conditions may prevent these handrails from adequately supporting someone who leans or falls against them, which could result in personal injury. Recommend that a qualified contractor make necessary repairs for safety, and to comply with accepted building standards.
 11. The rear screen porch lower stairs do not have a handrail installed at the left side (when ascending). This condition poses a possible fall hazard to someone ascending or descending the stairs. Recommend that a qualified contractor make necessary repairs for safety.
 12. The rear screen porch lower stair stringers (diagonal support boards that have notches cut in them to support the stair treads) are cut such that there is very little material left between the tread board notch corner and the bottom edge of the stringer (less than 3.5 inches), especially as these cuts extend slightly beyond the corner (due to being made with a circular saw blade), visible from the side of the stairs. This condition compromises the strength of the stringer and may promote cracking of the board if a heavy load is placed on the stairs or after extended

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- exposure to the exterior elements, which could allow the stairs to sag or fall. Recommend that a qualified contractor make necessary repairs for safety. (see photo)
13. The rear screen porch upper stair stringers (diagonal support boards that have notches cut in them to support the stair treads) are not properly supported at the lower end where they are attached to the stair landing, as only the "toe" area of the stringers are supported rather than the "heel" area, visible underneath the steps. This condition may result in stringer splitting along the grain if the stairs are heavily loaded, which could allow the stairs to come loose and fall, possibly resulting in personal injury. Recommend that a qualified contractor make necessary repairs to ensure the long-term secure fastening of the stair stringers. (see photo)
 14. The rear exterior wall lower OSB (oriented strand board) sheathing is not nailed to the wall studs and is exposed to the exterior elements, located and visible underneath the screen porch and also visible from inside the crawl space. The non-nailed condition compromises the support for this wall, and the exposed condition will promote moisture saturation and accelerated wood decay to this sheathing. Recommend that a qualified contractor familiar with proper vinyl siding installation practices and methods make necessary long-term repairs. (see photos)
 15. The garage right side service (personnel) door brick molding joints have large gaps present, and this door drags on the upper doorjamb when opening and closing. The trim board gaps may allow rainwater entry into the wall cavity, and the dragging condition interferes with proper door operation. Recommend that a qualified contractor make necessary repairs.
 16. The garage right side vehicle door openings right and left side doorjambs aluminum cladding is damaged near the bottom, visible from the driveway. This condition may allow rainwater entry behind the cladding into the wall framing. Recommend that a qualified contractor make necessary long-term repairs. (see photo)
 17. The roof flashing and ridge cap termination shingle face nail heads are missing the roof sealant, visible from the roof. Exposed face nail heads pose possible rainwater leaks, as rainwater could seep in around these nail heads, travel through the flashing and all layers of shingles and the tar paper (roofing felt), resulting in possible moisture damage to the roof sheathing. Recommend that a qualified roofing contractor make necessary repairs. Only two areas were photographed. (see photos)
 18. Several small areas of the roof shingles were not visible and could not be inspected, as there was some tree debris (pine straw) accumulation present, located mostly in the valleys (angled joint where two different slopes of a roof

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- intersect). Recommend that these areas of the roof shingles be inspected for possible concerns when access is gained. (see photo)
19. Both plumbing vent pipe roof flashing rubber storm collars (boots) are damaged (torn/cracked), and at least one boot is currently leaking rainwater onto the master bathroom ceiling. This condition can (does) allow rainwater entry, and will eventually cause moisture damage to the roof and interior. Recommend that a qualified roofing contractor replace all damaged plumbing vent pipe boots to prevent rainwater leakage and moisture damage to the interior. (see photos)
 20. The main gable roof rear slope incorrectly has a plumbing vent pipe roof penetration located in the rear right valley area, visible from the roof and the back yard. This installation is highly susceptible to rainwater leakage, as there is more rainwater flowing down a valley (double sloped area) than down a single sloped section of the roof, and this installation is contrary to accepted roofing installation techniques. Recommend that a licensed plumber and/or a qualified roofing contractor make necessary repairs. (see photo)
 21. There is a lawn and garden storage shed present at this property, located at the right rear of the property from the house. This shed is not attached to the house, and is therefore not included as part of this home inspection, and no part of this shed has been inspected. For information concerning this shed, recommend that the client inspect the shed for possible concerns and acceptability for its intended use, or consult with the current property owner.

STRUCTURAL, VENTILATION, and INSULATION

22. The garage right side front narrow section of masonry foundation wall lower concrete block is damaged (has two large voids present), located at the front right corner of the garage, visible from inside the garage. This condition may compromise the support for this area of the garage wall and roof framing. Recommend that a qualified masonry contractor or other qualified contractor make necessary long-term repairs. (see photo)
23. The garage ceiling drywall joint tape is coming loose or is cracked, located in various areas. This condition compromises the required fire resistance of this ceiling, and may accelerate the spread of flames in the event of a house (or garage) fire. Recommend that a qualified contractor make necessary long-term repairs for safety. (see photo)
24. The three attic scuttle hole covers are either not completely insulated or do not have any insulation present, one section of the front left living room ceiling is missing the insulation, located along the foyer wall at the repaired area, and the great room right side upper wall is not completely insulated, visible from the attic. This condition either exposes the ceiling, scuttle hole covers, and walls to exterior temperatures from the attic, or compromises the insulating ("R") value of the existing insulation in these areas, and will negatively affect the indoor

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- temperature and result in the HVAC system working harder to achieve and maintain the desired indoor temperatures, thereby consuming excessive energy. Recommend that a qualified insulation contractor make necessary repairs for the best efficiency of the HVAC system, and to conform to accepted building standards. (see photos)
25. The crawl space soil and plastic vapor barrier show evidence of surface water flow, as there are washed areas and silt (fine dirt particles) on top of the vapor barrier along the left side masonry foundation wall, and the front masonry foundation wall shows evidence of moisture penetration, located along the dining room and front left living room front wall areas, visible in the crawl space. This condition if severe enough may affect the stability of the foundation, and will contribute to an elevated crawl space moisture level, which can promote organic growth that could negatively affect the indoor air quality. Recommend that a qualified landscaping contractor, moisture management or crawl space water proofing contractor, or other qualified contractor further investigate this condition to determine what repairs are necessary, and to then make repairs. (see photos)
26. The floor framing is moisture stained below the master bathroom shower area, visible in the crawl space. This condition indicates that the master bathroom ceramic tile shower, shower faucet (and showerhead), and/or the water supply pipes to the master bathroom shower are leaking. As this house was vacant at the time of this inspection, it could not be determined whether this condition is ongoing or has been repaired. Recommend that a licensed plumber or qualified ceramic tile contractor further investigate this condition to determine what repairs are necessary, and to then make any necessary repairs. (see photos)
27. The floor framing shows evidence of wood destroying insect activity and damage, located between the masonry foundation wall and the floor at the left side of the dinette, visible in the crawl space. This condition may compromise the support to the wall and floor near this area. Recommend that a licensed pest control contractor further investigate this evidence to determine if this insect evidence is active, and if so, to then apply the proper treatment. Recommend that a qualified contractor further investigate this area to determine the extent of damage to the framing members and if repair is necessary, and if so, to then make repairs. (see photos)

ELECTRICAL

28. Two GFCI (ground fault circuit interrupter) wall receptacles do not trip when tested, located inside the rear screen porch and in the master bathroom. This condition poses a possible shock hazard at these GFCI receptacles and at all other receptacles on these circuits during use. Recommend that a licensed electrician make necessary repairs, including testing all of the other wall receptacles on these circuits for the required GFCI protection.

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29. The laundry room sub-panel has three ground conductors (bare copper wires) of different gauges (diameters) installed together underneath the same ground buss bar screw, visible when the front cover panel is removed. This condition may compromise the integrity of this conductor connection (as the screw typically contacts the larger gauge conductor before contacting the smaller gauge conductors), which could interfere with the proper operation of these branch circuits. Recommend that a licensed electrician make necessary repairs.
30. The laundry room sub-panel has several neutral conductors (white insulated copper wires) installed together underneath the same neutral buss bar screw, visible when the front cover panel is removed. This condition may compromise the integrity of this conductor connection, which could interfere with the proper operation of these branch circuits. Recommend that a licensed electrician further investigate this condition, and make any make necessary repairs. (see photo)
31. The dinette ceiling light fixture three way wall switches do not function properly, as the light should be able to be switched on or off regardless of the position of the other wall switch. Suspect that the dimmer is not rated for use as a three way switch. Recommend that a licensed electrician make necessary repairs for the proper operation of these switches.
32. The master bathroom vanity front wall receptacle lower plug position is darkened and is excessively difficult to insert a plug into. This condition may indicate that this receptacle has over heated in the past, which could compromise the operation of this receptacle. Recommend that a licensed electrician make necessary repairs for safety.
33. The master bathroom commode room ceiling fan combination light fixture is missing the plastic lens. This condition exposes the bulb to possible physical damage, which could result in a laceration hazard to anyone standing or walking below this fixture. This needs repair for safety.

INTERIOR

34. The garage vehicle doors do not stay in a partially open position when disconnected from the power door opener traveler, which indicates that the garage door counter balance springs need adjusting. This condition may allow the doors to fall closed when opened and released from the door opener, which could result in personal injury. This condition also puts excessive strain on the garage door openers during operation, which will promote accelerated wear on the opener motors. Recommend that an authorized garage door contractor make necessary repairs for safety and for the proper operation of the garage doors.
35. The garage vehicle door openers door linkage release levers are missing the extension (pull) cords. This condition causes it to be excessively difficult to release the door linkage from the door opener traveler, as a ladder must be utilized to reach the lever. This needs repair for safety.

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36. The garage vehicle door openers photo eye sensors are mounted too high off the floor. This needs repair to ensure that the photo eye sensors are correctly mounted (approximately) six inches up from the floor, so that a small child or pet that could possibly be lying on the floor in the path of the closing door would trip the photo eye sensors. Recommend that a qualified garage door contractor make necessary repairs for safety, and to comply with industry accepted installation practices.
37. The garage vehicle door labeled as #1 power opener does not stop and reverse when the photo eye sensor beam is broken or interrupted while closing. This condition may cause damage to a vehicle parked underneath the closing door, or may cause possible personal injury to someone in the path of the closing door. If alignment of the photo eye sensors does not correct this concern, recommend that a qualified garage door contractor make necessary repairs.
38. One kitchen lower cabinet lower drawer does not operate properly, as it does not stay on the roller tracks, located next to the refrigerator. Recommend that a qualified contractor make necessary repairs to ensure the proper operation of this drawer.
39. Numerous kitchen cabinet door hinges are loose. This needs repair for the proper operation of these doors.
40. The rear exterior door upper jamb side hinge is missing the two extra long attaching screws, which allows the door to sag down and drag on the threshold. Recommend that a qualified contractor make necessary repairs to ensure the proper operation and security of this door.
41. The dining room rear left double doors drag on each other during operation, and the primary door is de-laminated at the edge of the doorknob area. Recommend that a qualified contractor make necessary repairs to ensure the proper operation of these doors.
42. The front left living room rear right double doors drag on each other during operation. Recommend that a qualified contractor make necessary repairs to ensure the proper operation of these doors.
43. Several areas of the floor sheathing are moisture stained, and these stained areas test as having a slightly higher moisture content than the adjacent un-stained areas, located at the left side of the front foyer, and in the front left living room along the foyer and front porch side wall, visible inside the house. These areas are below the front roof area that is constructed such that it is very difficult to properly install (and to verify the installation of) the roof shingles, roof flashing, and vinyl siding. This condition indicates that rainwater is leaking in above the moisture stained floor areas. Recommend that a qualified contractor further investigate this condition to determine the source(s) of this moisture, and to then make necessary repairs to eliminate it (them). (see photos)

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44. The front left living room floor sheathing bows down or flexes excessively when stepped on, located in front of the HVAC return air grill. This condition compromises the proper support for the finished floor in this area. Recommend that a qualified contractor make necessary repairs.
45. The front left living room ceiling is moisture stained near the right side front corner. This area is below the front roof area that is constructed such that it is very difficult to properly install (and to verify the installation of) the roof shingles, roof flashing, and vinyl siding. This condition indicates that rainwater is leaking in above the moisture stained ceiling area. Recommend that a qualified contractor further investigate this condition to determine the source(s) of this moisture, and to then make necessary repairs to eliminate it (them). (see photos)
46. The front foyer ceiling is moisture stained at the right side of the transition to the great room. This condition indicates that rainwater is leaking in above the moisture stained ceiling area. Recommend that a qualified contractor further investigate this condition to determine the source(s) of this moisture, and to then make necessary repairs to eliminate it (them).
47. The great room floor sheathing is moisture stained at the left side front wall area, which is near the master bathroom commode room. As this house was vacant at the time of this inspection, it is unknown whether the source of this moisture staining is ongoing or has been repaired. Recommend that a qualified contractor further investigate this condition to determine if repair is necessary, and if so to then make repairs.
48. The fireplace gas log pilot light was not lit, and the gas logs were not tested. It is beyond the scope of this inspection to turn gas valves on and light gas pilots due to safety concerns, as there may be an unknown problem with the gas appliance that during pilot lighting could cause property damage or personal injury to the inspector. Recommend that either the sellers demonstrate that the gas logs function, or that a qualified person (such as an authorized gas log installer, propane gas contractor, etc.) demonstrate that these gas logs function properly, preferably prior to the expiration of the due diligence period.
49. The master bedroom floor sheathing is moisture stained and this stained area tests as having a slightly higher moisture content than the adjacent un-stained areas, located at the front left corner (near the master bathroom shower area, and above the moisture stained floor framing components in the crawl space). This condition indicates that the master bathroom ceramic tile shower, shower faucet (and showerhead), and/or the water supply pipes to the master bathroom shower are leaking. As this house was vacant at the time of this inspection, it could not be determined whether this condition is ongoing or has been repaired. Recommend that a licensed plumber (for plumbing deficiencies), a qualified ceramic tile contractor (for shower ceramic tile deficiencies), or other qualified contractor (damaged floor sheathing deficiencies) further investigate this condition to

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- determine what repairs are necessary, and to then make any necessary repairs.
(see photos)
50. The master bathroom ceiling is moisture stained near the rear right corner (that is below a damaged plumbing vent pipe boot). Recommend that a qualified contractor make necessary repairs to the ceiling after boot replacement. (see photo)
 51. The master bathroom entry door drags on the threshold when opening and closing, and the doorknob does not function properly. Recommend that a qualified contractor make necessary repairs to ensure the proper operation of this door.
 52. Several master bathroom ceramic floor tiles are cracked, numerous floor tile grout joints are cracked, numerous floor tiles are loose, and the door opening marble thresholds are cracked. This needs repair to prevent possible water entry and moisture damage to the floor, to eliminate a possible tripping hazard, as loose floor tiles may move when walked on, and to eliminate the exposed sharp edges at the cracks that pose a laceration hazard. Recommend that a qualified ceramic tile contractor locate all cracked and loose tiles and thresholds, and make necessary repairs.
 53. The right side hall closet door drags on the doorjamb when opening and closing, and is missing the doorknob striker bolt (latch). Recommend that a qualified contractor make necessary repairs to ensure the proper operation of this door.
 54. The right side front bedroom closet door is missing the doorknob striker bolt (latch). Recommend that a qualified contractor make necessary repairs to ensure the proper operation of this door.
 55. The right side hall bathroom entry door opening marble threshold is cracked and moves when stepped on, and at least two hall bathroom ceramic floor tiles are cracked, located near the tub and commode area. This condition may allow possible water entry and moisture damage to the floor underneath the tile, and exposes sharp edges at the cracks that pose a laceration hazard. Recommend that a qualified ceramic tile contractor locate all cracked tiles and thresholds, and make necessary repairs.

PLUMBING

56. The right side exterior water faucet upper vacuum breaker vent upper cover is missing. This condition may interfere with proper vent operation. Recommend that a licensed plumber make necessary repairs.
57. The left side exterior water faucet is currently installed at an excessive downwards angle (not installed perpendicular to the exterior wall), and the mounting flange is not securely fastened to the wall. This condition may create a strain on the plumbing supply pipe, which could result in water leakage, and may

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- cause it to be excessively difficult to attach and remove a garden hose.
Recommend that a licensed plumber make necessary repairs. (see photo)
58. The kitchen sink drain pipes are leaking at a threaded connection, and the water faucet hot water supply shut off valve is leaking, visible inside the kitchen sink cabinet. This condition will result in moisture saturation and damage to the cabinet lower shelf and possibly the floor sheathing below this area. Recommend that a licensed plumber make necessary repairs to eliminate these water leaks. (see photo)
59. Several master bathroom shower surround ceramic tile joints are cracked, and the tile is rust stained below the showerhead area. The cracked joints condition creates possible pathways for shower water to leak out of the shower, and the rust stain condition indicates that shower water is leaking enough to cause a ferrous component to rust (or the leaking water has dissolved iron present), both of which could promote moisture saturation and wood decay in and below the adjacent wall cavity, and may cause possible organic growth. Recommend that a licensed plumber (for plumbing deficiencies), a qualified ceramic tile contractor (for shower ceramic tile deficiencies), or other qualified contractor (damaged wall component or floor sheathing deficiencies) further investigate this condition to determine what repairs are necessary, and to then make any necessary repairs. (see photos)
60. The master bathroom whirlpool tub circulation pump is leaking at a threaded connection, located underneath the tub, accessible and visible through the access door opening in the master walk-in closet rear wall. This condition will result in moisture saturation and damage to the floor sheathing below this area. Recommend that a licensed plumber or other qualified contractor make necessary repairs to eliminate this water leak. (see photo)
61. The master bathroom whirlpool tub functioned when filled and the pump switch was turned on, and multiple pieces of small and medium sized black debris came out of the jets and stayed in the tub. This condition indicates that past tub water has stayed inside the jet circulation hoses for an extended period of time and then dried on the inner surfaces of the hoses, and when re-wetted dislodged and flowed into the tub. Recommend that the tub be thoroughly cleaned prior to first use and then regularly to maintain a sanitary bathing environment.
62. The master bathroom vanity left (rear) sink water faucet leaks at the base of the handle when turned on. This condition is common in older water faucets, and usually indicates that the rubber washers, "O" rings, or seals need repair/replaced. This needs repair to prevent possible water damage near or below this water faucet during operation. Recommend that a licensed plumber or other qualified contractor make necessary repairs.
63. The master bathroom vanity left (rear) sink and the right side hall bathroom vanity left sink are excessively slow to drain. This condition may indicate a

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- partially blocked drainpipe or improper drainpipe venting, or there may just be debris blocking the drain at the drain stopper area. If regular drain clearing procedures (ex: manually removing the debris, plunging, snaking, or chemical cleaners) do not correct this concern, then recommend that a licensed plumber make necessary repairs.
64. The right side hall bathroom tub water faucet (mixing valve) and spout move when touched, and the tub spout has a large gap present at the joint with the tub surround wall. This condition poses a high possibility of water flow into the wall cavity behind the tub surround during shower operation that could promote wood saturation and decay, and possible organic growth. Recommend that a licensed plumber make necessary repairs.
 65. The right side hall bathroom tub ceramic tile surround vertical corner joints are cracked. This condition poses a high possibility of water flow into the wall cavity behind the tub surround during shower operation that could promote wood saturation and decay, and possible organic growth. Recommend that a qualified contractor make necessary repairs.
 66. Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The visible piping in this house has copper fittings. For further details about the piping and your rights under the class action lawsuit settlements contact [1-800-392-7591](tel:1-800-392-7591) or visit the Website. The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. For more information visit: <http://www.pbpipe.com> . You may wish to have the plumbing system evaluated by a licensed plumbing contractor.
 67. The (well) water supply system pressure (storage) tank pressure switch cycles on and off very quickly during water use (commonly referred to as short cycling) when a plumbing fixture is turned on such as a hose bib, as the switch turns on when the system pressure drops to approximately 35 psi (according to the system pressure gauge), the pressure rises steadily to approximately 45 psi, jumps to over 50-55 psi, drops rapidly to approximately 35 psi, and then repeats this cycle as long as a water fixture is in use. This condition indicates that the water supply system is not operating properly. Recommend that a licensed plumber or qualified well system contractor further investigate this concern to determine what repairs are necessary, and to then make repairs.
 68. The water supply at this house is provided by a private onsite well system. It is beyond the scope of this inspection to inspect or evaluate the well location, bore,

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- casing, pump, pump wiring, underground water piping, output (gallons per minute), or water quality (ex: taste, mineral/trace content, bacterium, etc.). Recommend that a qualified well system or water quality contractor further investigate the system to determine if it is adequate and is operating properly, and to inform the client of any regular testing or maintenance that may be required. For further information, please refer to the Wake County Department of Environmental Services at: www.wakegov.com/water/wells/default.htm or similar municipal department if the subject house is in another county.
69. The water heater temperature and pressure relief (T&P) valve is not plumbed/piped to within six inches of the floor/ground, located in the crawl space. This needs repair to lessen the severity of possible personal injury if this relief valve should suddenly open and someone was close by, as the vented water temperature could be at 210 degrees and/or 150 pounds of pressure. Recommend that a licensed plumber make necessary repairs for safety, and to comply with accepted building standards. (see photo)
70. The sewer at this house is routed to and treated by a private onsite septic system. It is beyond the scope of this inspection to inspect or evaluate any part or component of this system, including the location, sizing, or adequacy of this system. Recommend that a qualified septic system contractor further investigate the system to determine if it is adequate and is operating properly, and to inform the client of any regular testing or maintenance that may be required. For further information, please refer to the Wake County Department of Environmental Services at: www.co.wake.nc.us/wwds, or other similar municipal department if the subject house is located in another county.

HVAC

71. The left side exterior HVAC freon line insulation is damaged in several places. This condition exposes the low pressure (large diameter) freon line to exterior (hot) temperatures, which compromises the system's efficiency. Recommend that a licensed mechanical (HVAC) contractor or other qualified contractor make necessary repairs.
72. The HVAC system air conditioning primary condensate drain pipe is currently routed to the foundation positive drainpipe that is installed at the rear left corner of the crawl space, and this foundation drainpipe looks to be clogged when viewed from the crawl space side and the exterior outlet of this pipe was not visible. This condition may cause the air conditioning condensate drain water to not drain to the exterior as required and accumulate in the crawl space where it would saturate the crawl space soil and contribute to an elevated crawl space moisture level, and might promote organic growth that could negatively affect the indoor air quality. Recommend that a licensed mechanical (HVAC) contractor or

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73. The crawl space air handler (indoor coil) exterior metal case is rust stained below the air conditioning condensate drainpipe connection and on the bottom, and the crawl space vapor barrier is rust stained below the air conditioning indoor coil area. This condition may indicate that the indoor coil inner drain pan does not drain properly, or that condensate drain water is leaking out of the metal case rather than flowing out the condensate drainpipe to the exterior. As the air conditioning system could not be operated during wintertime exterior temperatures, it is unknown whether this concern is ongoing or has been repaired. This condition left un-repaired will promote accelerated rusting and eventual rust through of the metal case, and the condensate drain water leakage in the crawl space will elevate the crawl space moisture levels during a/c system operation, which will promote organic growth that could negatively affect the indoor air quality. Recommend that a licensed mechanical (HVAC) contractor further investigate this concern, and make any necessary repairs. (see photos)
74. The HVAC heat pump systems could not be operated in the cooling mode, as the exterior temperature was below 65 degrees during the past 24 hours. Recommend that the heat pump cooling mode be tested for functionality when the exterior temperatures permit.

FIRST STEP HOME INSPECTIONS, INC.

**6229 Tryon Road
Cary, NC 27518
(919)-858-9930**

**NOTES FOR:
Client's Name
123 Any Street
Town, State Zip code
June 1, 2021**

Recommend installing stainless steel braided water supply hoses for the washing machine.

Recommend periodically cleaning out the clothes dryer exhaust duct at the wall connection.

Recommend installing a carbon monoxide detector by the bedrooms.

Recommend replacing all smoke detector primary or back-up batteries for safety.

Recommend replacing all smoke detectors that are more than 10 years old.

Recommend installing smoke detectors inside all bedrooms.

Recommend upgrading all wall receptacles within six feet of a water source with Ground Fault Circuit Interrupter (GFCI) protection for safety.

Recommend annual servicing of the HVAC system by a licensed mechanical (HVAC) contractor for the best efficiency and long-term service life of the system.

Recommend trimming all bushes and trees away from the exterior siding. This will allow better airflow next to the house and help prevent moisture damage to the trim and siding, and will lessen the possibility of mildew growth on the exterior of the house.

Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid/late 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The visible piping in this house has copper fittings. For further details about the piping and your rights under the class action lawsuit settlements contact [1-800-392-7591](tel:1-800-392-7591) or visit the Website [The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. For more information visit: http://www.pbpipe.com .](http://www.pbpipe.com)

Continued

The fiberglass roof shingles appear to be the original shingles which are approximately 17 years old, and they exhibit normal wear for their age such as loose and some missing granules. Although there were only a few roof shingle defects visible at the time of this inspection that are in immediate need of repair, the client needs to be aware that the roof shingles may be nearing the end of their serviceable life, and regular inspection/monitoring is necessary to determine when repair or replacement is necessary. If the client desires more information concerning the roof shingles, recommend consulting with a qualified roofing contractor. (see photo)

Some of the crawl space soil currently does not have a vapor barrier installed over it, or the vapor barrier has been disturbed (moved out of position). This condition contributes to an elevated moisture level in the crawl space (and ultimately in the attic as the moisture moves upwards through the house by the “stack” effect [warm air rises, taking moisture with it]), which could promote organic growth that may negatively affect the indoor air quality, and if extensive enough (worse case scenario), could eventually compromise the structural integrity of the floor framing members (and roof sheathing). Although a vapor barrier is not required, recommend that all crawl space soil be covered by a 4 mil or thicker plastic vapor barrier to help control moisture evaporation out of the soil.

The foundation has a positive foundation drain installed at the lowest portion of the crawl space (rear left corner), but the exterior outlet of this pipe was not visible at the time of this inspection. If this drainpipe exterior opening does not flow freely, this condition may prevent the drainage of any water or moisture that could accumulate in the crawl space, most likely from a broken water supply or drainpipe, water heater malfunction, or from excessive rainfall such as during a tropical storm (or melt water from a heavy snowfall). Recommend that a qualified repair contractor verify that this drainpipe functions properly.

MATT MCCLYMONDS

NC HOME INSPECTORS LIC: # 1785



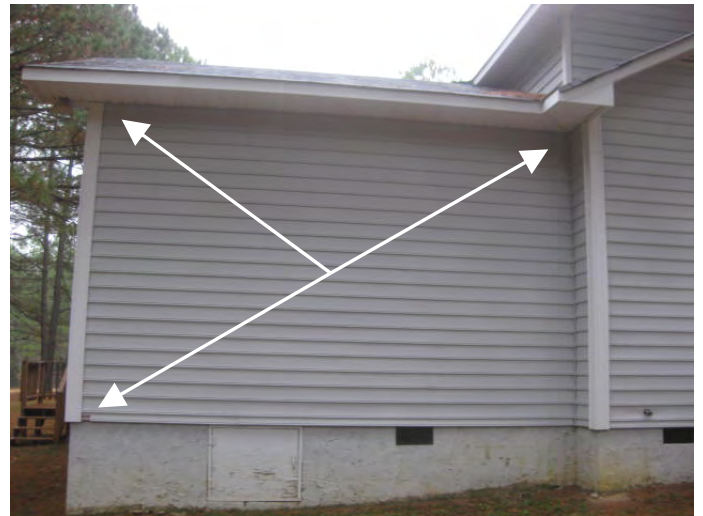
Front porch brick steps has several mortar joints with voids present



Front porch masonry pavers has several joints that are missing the mortar



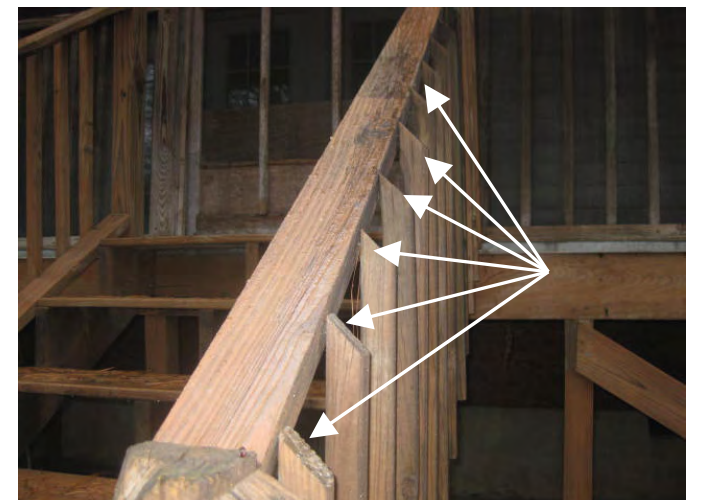
Most areas of the gable roof shingles extend too far beyond the rake edges



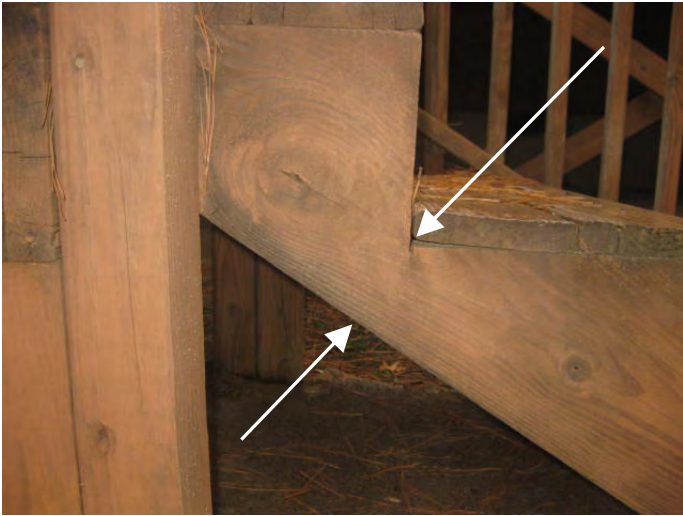
Left side lower course and upper course of vinyl siding do not completely cover the wall



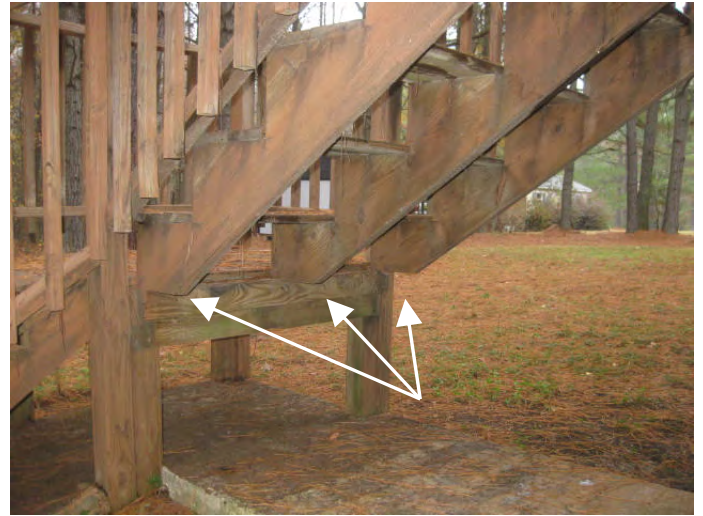
Main gable roof left side rear rake and fascia aluminum cladding vertical corner joint has a gap present



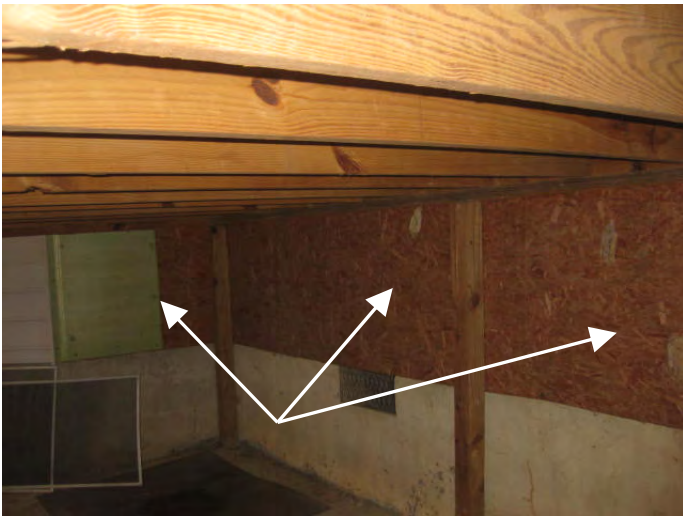
Rear screen porch handrail vertical 2x2 pickets upper ends interfere with upper rail use



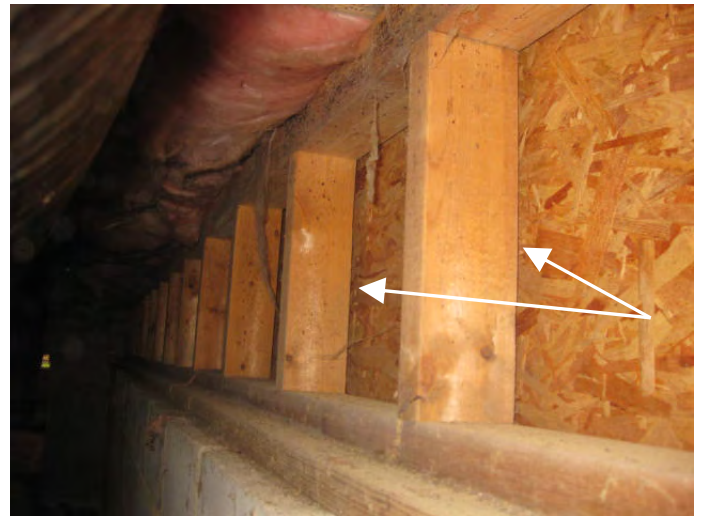
Rear screen porch lower stairs stringers are notched too far at the treads



Rear screen porch upper stairs stringers are not properly supported at the lower ends



Rear exterior wall lower sheathing is not nailed to the studs and is exposed to the exterior elements, located underneath the screen porch



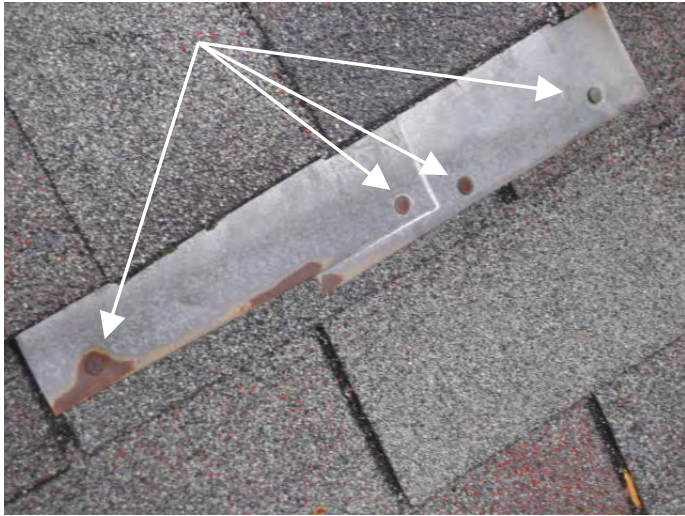
Rear exterior wall lower sheathing is not nailed to the studs, visible from inside the crawl space



Right side upper course of vinyl siding does not completely cover the wall, located above the right side exterior water faucet area



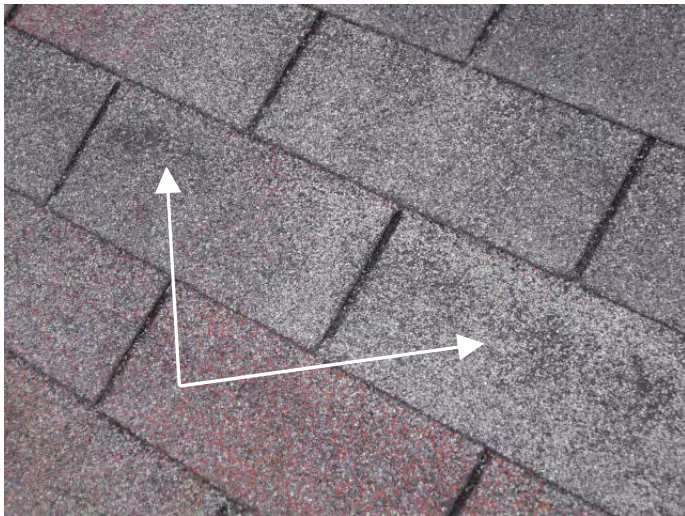
Garage right side vehicle door opening doorjamb aluminum cladding is damaged near the bottom



Roof flashing face nail heads are missing the roof sealant, visible from the roof



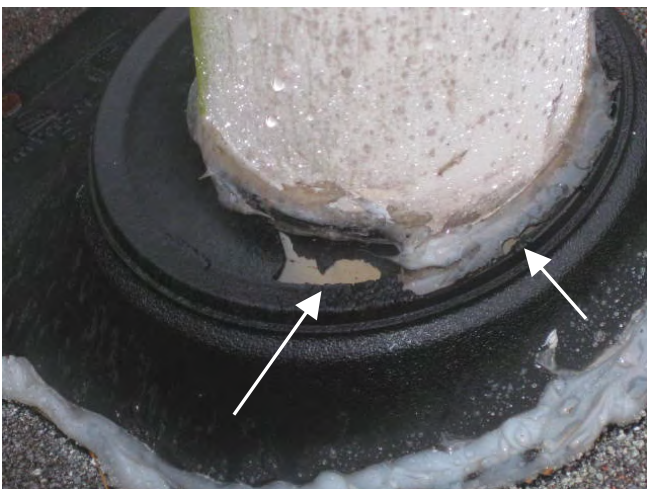
Roof ridge cap termination shingles face nail heads are missing the roof sealant



Roof shingles show evidence of wear



Tree debris present on roof shingles blocks visibility of shingles in some of the valley areas



Both plumbing vent pipe roof penetration flashings (boots) are damaged, visible from the roof



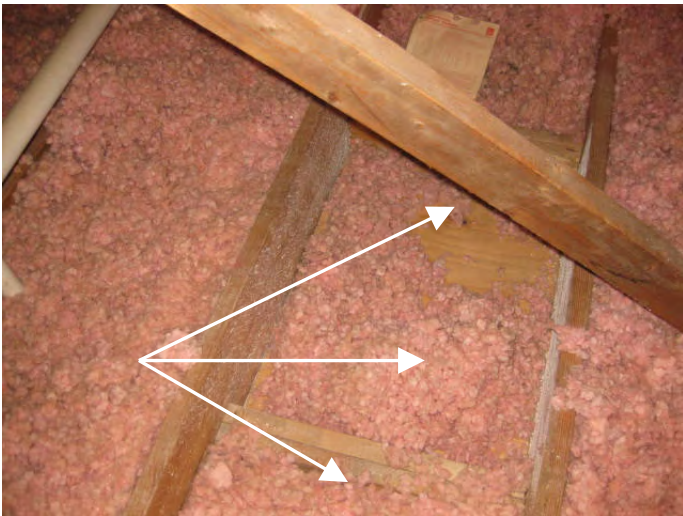
Both plumbing vent pipe roof penetration flashings (boots) are damaged, visible from the roof



One plumbing vent pipe is currently located in a valley area



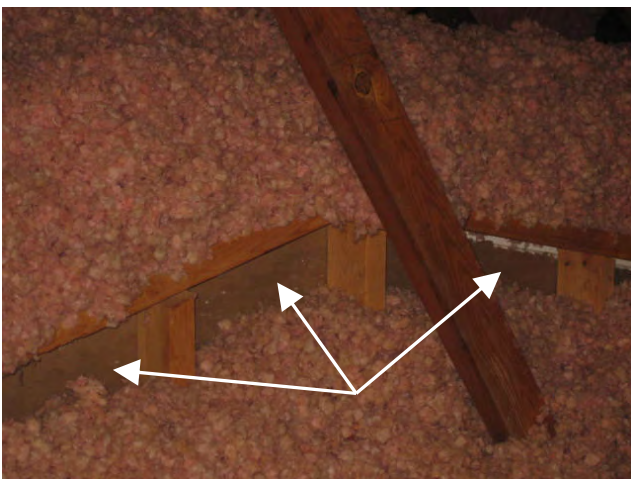
Garage right side front masonry wall lower concrete block is damaged, visible from inside the garage



Attic scuttle hole cover panels are not properly insulated, visible in the attic (scuttle above the master commode room)



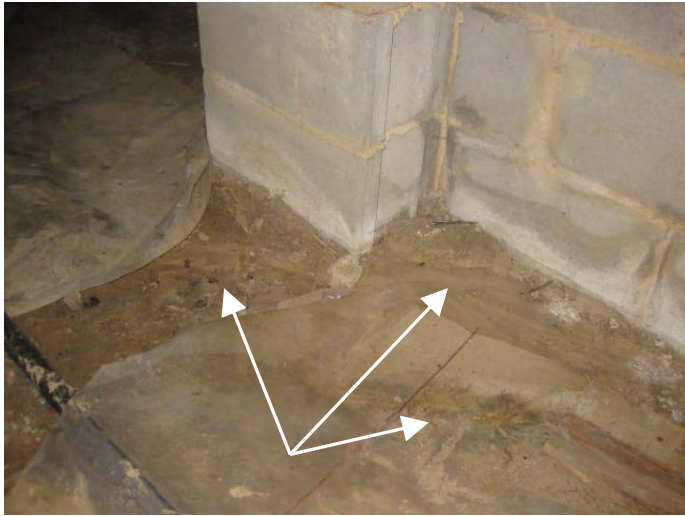
One section of the front left living room ceiling is missing the insulation along the foyer side, visible in the attic



Great room right side upper wall is not completely or properly insulated, visible in the attic



Attic scuttle hole cover panels are not properly insulated, visible in the attic (scuttle above the master commode room)



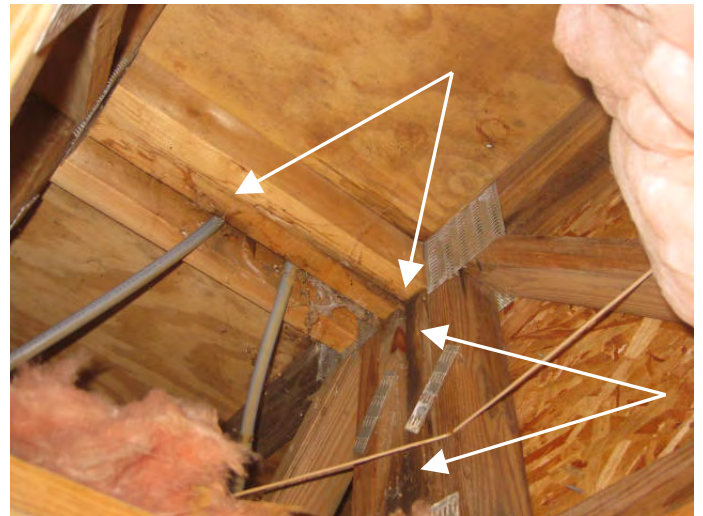
Crawl space soil and vapor barrier show evidence of surface water flow along the left side



Crawl space soil and vapor barrier show evidence of surface water flow along the left side



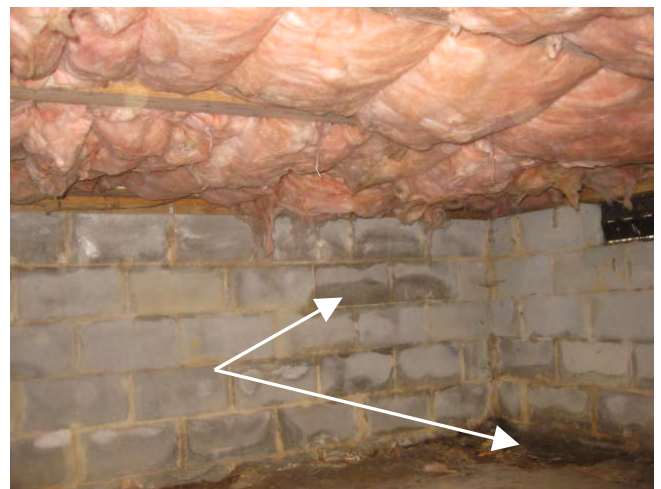
Floor framing is moisture stained below the master bathroom shower area, visible in the crawl space



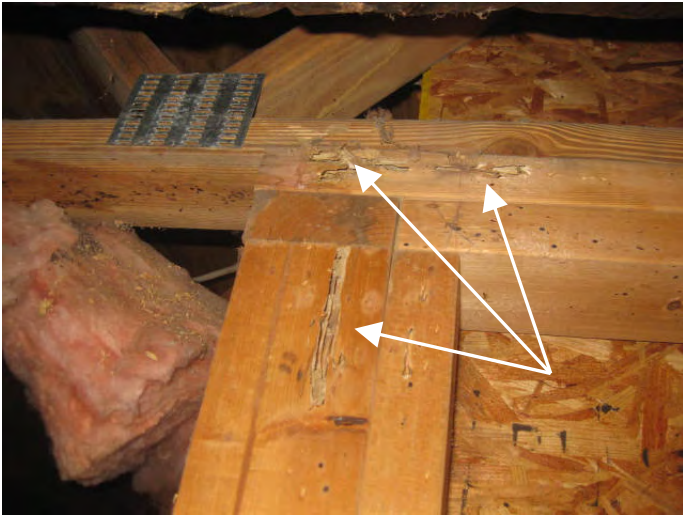
Floor framing is moisture stained below the master bathroom shower area, visible in the crawl space



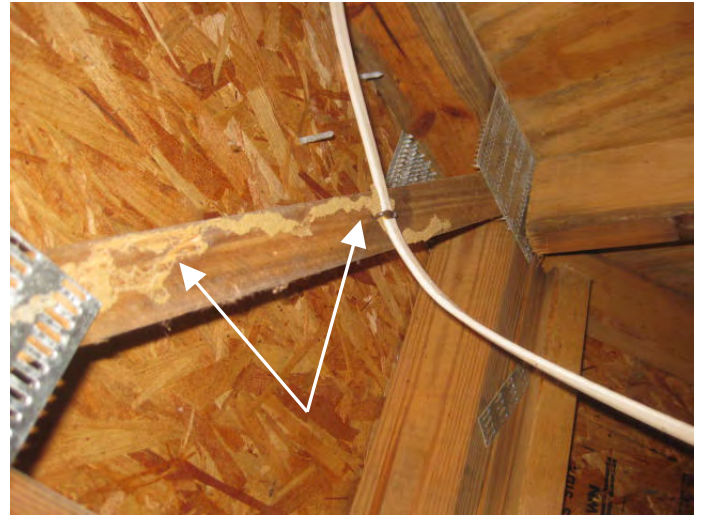
Front masonry foundation wall shows evidence of moisture penetration, located along the dining room front wall area



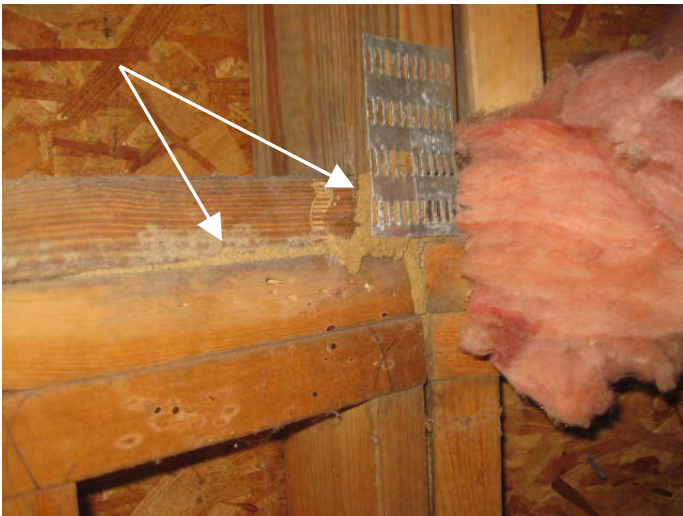
Front masonry foundation wall shows evidence of moisture penetration, located along the front left living room front and right side wall area



Floor framing shows evidence of wood destroying insect activity and damage, located at the left side of the dinette area, visible in the crawl space



Floor framing shows evidence of wood destroying insect activity and damage, located at the left side of the dinette area, visible in the crawl space



Floor framing shows evidence of wood destroying insect activity and damage, located at the left side of the dinette area, visible in the crawl space



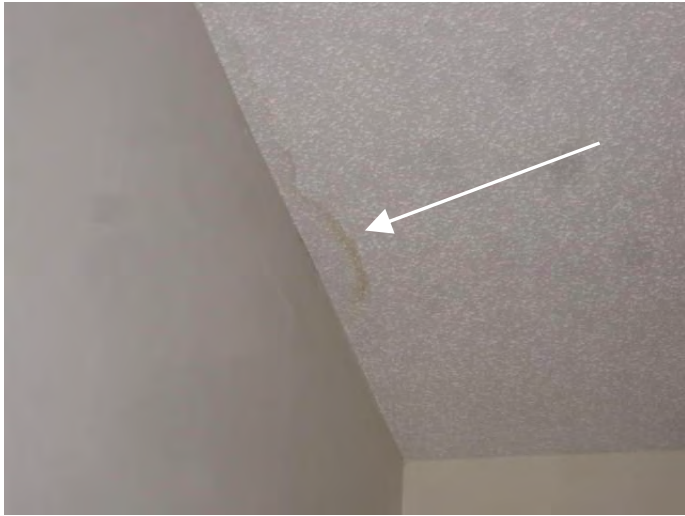
Front foyer floor sheathing is moisture stained and tests as having a slightly higher moisture content in the stained area



Front roof construction detail creates a high possibility of rainwater leakage



Front left living room floor sheathing is moisture stained and tests as having a slightly higher moisture content in the stained area



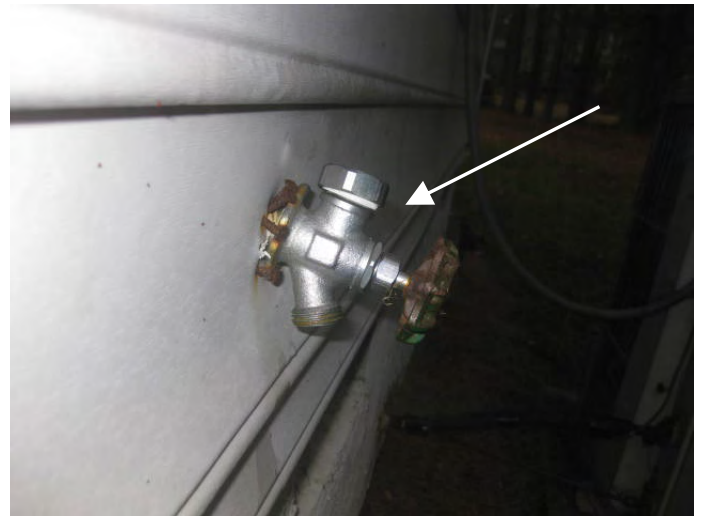
Front left living room ceiling is moisture stained near the front right corner



Master bedroom floor sheathing is moisture stained and tests as having a slightly moisture content in the stained area



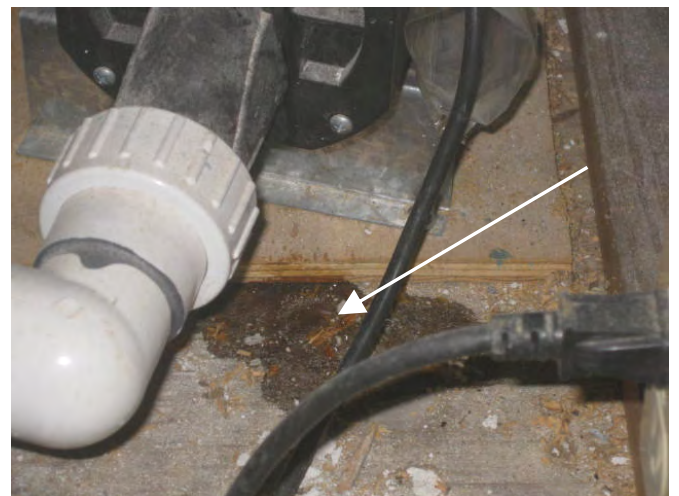
Master bathroom ceiling is moisture stained near the rear right corner (below the damaged plumbing vent pipe boot)



Left side exterior water faucet is excessively angled and not tightly secured to the wall



Kitchen sink drain pipes are leaking, and the water faucet hot water supply pipe shut off valve is leaking



Master bathroom whirlpool tub circulation pump is leaking



Well pump short cycles during water use



Water heater temperature and pressure relief (T&P) valve is not properly plumbed to with-in six inches of the floor (ground)



A/c primary condensate drain pipe is currently routed the foundation positive drain pipe, which looks to be clogged



A/c indoor coil metal case is rusted (bottom view)



Crawl space vapor barrier is rust stained below the a/c indoor coil metal case (right side view)



Crawl space vapor barrier is rust stained below the a/c indoor coil metal case (left side view)

