

Type	Status	Component	#	Item	Location	Seller Action	Receipt #	Fixed by/Vendor
Safety Issue	Addressed	Exterior - Stairs/Steps	01	The left handrail is loose. This is a safety concern.	Front	Secured railing to pole staked deep in ground	1	Thompson Handyman
Safety Issue	Fixed	Exterior - Deck/Balcony	02	The guardrail is attached with nails only, which may permit the rail to come loose. This is a safety concern.	Rear	Two large Bolts added to every post	2	Martin
Safety Issue	Fixed	Exterior - Garage Vehicle Door Opener	03	The optical sensors are improperly installed at the garage vehicle door's automatic opener. The recommended height for safe operation is 4" - 6" from the floor. This is a safety hazard.	Attached Garage	New door installed	2	Precision Door
Safety Issue	Done by builder	Structure - Attic	04	The attic door is not fire rated, which creates a breach in the existing fire rated envelope. This is a safety concern.	Main Home	n/a	n/a	n/a
Safety Issue	Fixed	Electrical - Receptacles	05	The receptacle is loose in the wall or in its junction box, which may damage or loosen the wire connections. This is a safety concern.	Deck, bonus room	Both were tightened and now secure	1	Handyman
Safety Issue	Fixed	Electrical - Receptacles	06	The receptacle is in a wet area with a damaged weather cover. This is a safety concern.	Deck	New Weather cover added & caulked	3	Home Depot Receipt
Safety Issue	Re-inspected: no issue or action needed	HVAC - Heating System	07	The heat exchanger is rusted. Cracks or gaps permit flue gases to enter the living spaces. This is a safety hazard.	Left Side Exterior	Air Experts did 2nd inspection: no cracks or leaks	4	Air Experts
Safety Issue	Not a current safety issue	HVAC - Heating System	08	There is excessive corrosion on the heating system. This is a safety hazard.	Left Side Exterior	Air Experts snaked a camera & no issues	4	Air Experts
Safety Issue	Done by builder	Plumbing - Supply Pipes	09	Polybutylene water supply piping is present.	Throughout	Done by builder	n/a	n/a
Safety Issue	Fixed	Appliances - Dryer	10	The dryer's vent pipe has excessive lint buildup. This is a fire and safety concern.	Laundry Room	FireDuctNC cleaned 5/10	5	Fire Duct Co
"REPAIRS SECTION"								
Repair	As is	Exterior - Driveway	11	The driveway is cracked.	Front			
Repair	As is	Exterior - Driveway	12	Heaved by cracks	Front			
Repair	As is	Exterior - Siding 1	13	Deteriorated siding	Rear			

Type		Component	#	Item	Location	Seller Action	Receipt #	Fixed by/Vendor
Repair	As is	Exterior - Siding 1	14	Fasteners or nails pops	Multiple			
Repair	As is	Exterior - Siding 1	15	1 gap by brick and trim	Front			
Repair	As is	Exterior - Siding 1	16	Vegetation in contact with house	Left Side			
Repair	Fixed	Exterior - Siding 2	17	There is loose siding, not structural.	Front over garage	Reattached and caulked	2	Martin
Repair	Fixed	Exterior - Trim	18	The side door to the garage trim and the front roof downspout to the right of the front window is deteriorated. This permits moisture to enter and may cause further deterioration. There may be hidden damage behind the trim.	Right side, front	full wood replaced and hole by roof fixed	2	Martin
Repair	As is	Exterior - Chimney	19	Crown is cracked.	Rear	When fireplace #38 fixed, no issue found below	1	Thompson
Repair	As is	Exterior - Stairs/Steps	20	The stairs terminate on the ground.	Rear			
Repair	As is	Exterior - Stairs/Steps	21	Tree roots by front steps	Front			
Repair	Fixed	Roof - Covering	22	There is debris on the roof. This may damage the roofing and permit water penetration.	Multiple locations	Roof and gutters cleaned out May 9	2	Martin
Repair	As is	Roof - Covering	23	Tree limbs touching or near the roof.	Right side,			
Repair	As is	Water Control -	24	The downspout extension is missing. Downspout	Multiple			
Repair	As is	Water Control -	25	The grading is installed flat and/or is sloping towards	Rear			
Repair	As is	Water Control -	26	A window well is needed to allow for proper grading	Right Side			
Repair	As is	Structure - Attic	27	The seal or insulation at the attic access is	Main Home			
Repair	As is	Insulation and	28	The level of insulation is considered inadequate by	Attic			
Repair	As is	Insulation and	29	Insulation has been moved, leaving uninsulated	Attic			
Repair	As is	Interior - Floors	30	The wood flooring is cupping in breakfast nook	Kitchen, living			
Repair	As is	Interior - Floors	31	The floor tiles are missing grout. This may permit	Primary			
Repair	New paint	Interior - Walls	32	The interior wall drywall is cracked.	Living room, under stairs, hall	Repaired and repainted	2	Martin
Repair	New paint	Interior - Ceilings	33	The ceiling drywall is cracked.	Dining room, hall	Repaired and repainted	2	Martin
Repair	fixed	Interior - Countertops	34	Sealant is missing at the junction of the countertop and the backsplash.	Kitchen	Recalced	2	Martin
Repair	fixed	Interior - Doors	35	Door does not latch properly.	Laundry Room	fixed by Handyman	1	Thompson
Repair	New paint	Interior - Windows	36	Foam stuck to the bottom sash.	Primary	Repaired and repainted	2	Martin

Type	Status	Component	#	Item	Location	Seller Action	Receipt #	Fixed by/Vendor
Repair	All as is	Interior - Windows	37	One failed insulated glass seal.	Dining Room	one window in DR is slightly cloudy. All as is		
Repair	Fixed	Interior - Fireplace	38	The system does not operate	Living Room	Expert cleaned and its operational now	1	Thompson
Repair	Fixed	Electrical - Fixtures	39	stove light fixture is inoperative.	Kitchen, crawl	New bulb added	2	Martin
Repair	As is	Plumbing - Service	40	water pressure is too high.	Rear			
Repair	As is	Plumbing - Service	41	The water service entry pipe is corroded.	Crawl Space			
Repair	As is	Plumbing -	42	The tub/shower door handle is loose. This affects	Primary			
Repair	As is	Plumbing -	43	Caulk is deteriorated at the tub. This may permit	Primary			
Repair	As is	Plumbing - Sink	44	The sink faucet is loose. This affects proper function	Kitchen			
Repair	As is	Plumbing - Sink	45	The left sink is slow to drain. This prevents proper	Primary			
Repair	As is	Plumbing - Hose	46	The hose faucet is not properly secured to the	Rear			
Repair	As is	Appliances -	47	The oven lock handle is missing the plastic cover.	Kitchen			
Repair	As is	Appliances - Washer	48	The washing machine is very noisy	Laundry Room			
Repair	As is	Appliances - Dryer	49	The dryer's vent exterior hood is damaged.	Right side			

NOTE	AS IS	Extra parts	n/a	In attic, extra tile, micowave and other parts and few bed frames remain/won't be removed by seller/convey	2nd floor	None: leaving items		
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NOTE Vendor receipt copy is in Information Binder in Listing for informational purposes/proof

Home Inspection Report Addendum

Property 102 Lulworth Ct, Cary, NC 27519

Inspection 05/02/24

Type	Component	#	Item	Location	Action
Safety Issue	Exterior - Stairs/Steps	01	The left handrail is loose. This is a safety concern.	Front	Repair or replace the handrail.
Safety Issue	Exterior - Deck/Balcony	02	The guardrail is attached with nails only, which may permit the rail to come loose. This is a safety concern.	Rear	Secure the guardrail with appropriate bolts.
Safety Issue	Exterior - Garage Vehicle Door Opener	03	The optical sensors are improperly installed at the garage vehicle door's automatic opener. The recommended height for safe operation is 4" - 6" from the floor. This is a safety hazard.	Attached Garage	Reinstall optical sensors.
Safety Issue	Structure - Attic	04	The attic door is not fire rated, which creates a breach in the existing fire rated envelope. This is a safety concern.	Main Home	Replace the door with a fire-rated door.
Safety Issue	Electrical - Receptacles	05	The receptacle is loose in the wall or in its junction box, which may damage or loosen the wire connections. This is a safety concern.	Deck, bonus room	Hire an electrician to make required repairs.
Safety Issue	Electrical - Receptacles	06	The receptacle is in a wet area with a damaged weather cover. This is a safety concern.	Deck	Replace the cover.
Safety Issue	HVAC - Heating System	07	The heat exchanger is rusted. Cracks or gaps permit flue gases to enter the living spaces. This is a safety hazard.	Left Side Exterior	Hire an HVAC contractor to evaluate the system and to make required repairs.
Safety Issue	HVAC - Heating System	08	There is excessive corrosion on the heating system. This is a safety hazard.	Left Side Exterior	Hire an HVAC contractor to evaluate the system and to make required repairs.

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Type	Component	#	Item	Location	Action
Safety Issue	Plumbing - Supply Pipes	09	Polybutylene water supply piping is present. It has had a higher than normal failure rate and is no longer being used. It is virtually impossible to detect installation problems during a home inspection and impossible to know if future problems may occur. There is no evidence of previous repairs	Throughout	Hire a plumber to evaluate the water system and to make required repairs.
Safety Issue	Appliances - Dryer	10	The dryer's vent pipe has excessive lint buildup. This is a fire and safety concern.	Laundry Room	Clean the vent pipe.
Repair	Exterior - Driveway	11	The driveway is cracked. Cracks may permit moisture to enter which may cause further damage to the driveway.	Front	Repair and seal the cracks.
Repair	Exterior - Driveway	12	The driveway has heaved. Cracks may permit moisture to enter, which may cause further damage. Uneven walking surfaces may cause someone to trip and fall.	Front	Repair and seal the driveway.
Repair	Exterior - Siding 1	13	There is deteriorated siding. This permits moisture to enter and may cause further deterioration. There may be hidden damage behind the siding.	Rear	Replace the siding and repair any damage which may be revealed.
Repair	Exterior - Siding 1	14	There are fasteners or nails in the siding. This may permit water intrusion and premature deterioration.	Multiple locations	Ensure that fasteners or nails are properly waterproofed.
Repair	Exterior - Siding 1	15	There are gaps in the siding at the joint between the front brick and the composite siding trim. This permits moisture to enter.	Front	Seal the siding trim.

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Inspection 05/02/24

Type	Component	#	Item	Location	Action
Repair	Exterior - Siding 1	16	There is vegetation in contact with the siding. Vegetation may cause damage and premature deterioration to the siding.	Left Side	Trim or relocate any plants and trees to provide at least a one foot air space around the home.
Repair	Exterior - Siding 2	17	There is loose siding, not structural. This permits moisture to enter.	Front	Secure the loose bricks.
Repair	Exterior - Trim	18	The side door to the garage trim and the front roof downspout to the right of the front window is deteriorated. This permits moisture to enter and may cause further deterioration. There may be hidden damage behind the trim.	Right side, front	Replace the trim and repair any damage which may be revealed. Caulk, one-part putty fillers, and paint are not acceptable substitutes for solid material.
Repair	Exterior - Chimney	19	The chimney crown is cracked. This permits water penetration into the chimney.	Rear	Repair the crown.
Repair	Exterior - Stairs/Steps	20	The stairs terminate on the ground instead of on footings. This may not provide long-term support, and may permit the stairs to settle.	Rear	Install appropriate footings under the stairs where they terminate at the grade.
Repair	Exterior - Stairs/Steps	21	The tree roots are under the front stairs. This may potentially erode the stairs, walks and foundation wall.	Front	Hire an arborist to determine whether the root can be removed and/or the tree.
Repair	Roof - Covering	22	There is debris on the roof. This may damage the roofing and permit water penetration.	Multiple locations	Remove the debris.
Repair	Roof - Covering	23	There are tree limbs touching or near the roof. This may damage the roofing and permit water penetration.	Right side, front	Remove the tree limbs.
Repair	Water Control - Gutter/Downspout	24	The downspout extension is missing. Downspout extensions are required to carry away roof run-off water from the foundation.	Multiple Locations	Install downspout extensions as needed.

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Inspection 05/02/24

Type	Component	#	Item	Location	Action
Repair	Water Control - Grading	25	The grading is installed flat and/or is sloping towards the foundation. The positive note is that the soil is sandy which will tend to absorb/dissipate the water quickly. This may cause water penetration.	Rear	Provide a swale as needed to direct the run off from the rear hill to the sides of the house and add downspout extensions to the rear downspouts to channel water away from the foundation.
Repair	Water Control - Window Well	26	A window well is needed to allow for proper grading at a foundation opening that is close to the ground. A window well prevents water penetration into the structure.	Right Side	Install a window well as required.
Repair	Structure - Attic	27	The seal or insulation at the attic access is inadequate. This permits energy loss and permits moisture to enter the attic.	Main Home	Repair or replace the seal and add insulation as needed.
Repair	Insulation and Ventilation - Attic Insulation	28	The level of insulation is considered inadequate by today's standards, which is approximately 13" of loose fiberglass.	Attic	Install additional insulation in accordance with local guidelines.
Repair	Insulation and Ventilation - Attic Insulation	29	Insulation has been moved, leaving uninsulated areas. This affects energy efficiency.	Attic	Install insulation in accordance with local guidelines.
Repair	Interior - Floors	30	The wood flooring is cupping and some areas have gaps along the length of the hardwood strips	Kitchen, living room	Hire a flooring contractor to sand and refinish the hard wood floors.
Repair	Interior - Floors	31	The floor tiles are missing grout. This may permit water penetration and deterioration.	Primary Bathroom	RegROUT the tiles.
Repair	Interior - Walls	32	The interior wall drywall is cracked. This may permit further deterioration.	Living room, under stairs storage, garage, hall	Repair the wall.
Repair	Interior - Ceilings	33	The ceiling drywall is cracked. This may permit further deterioration.	Dining room, hall	Repair the ceiling.

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Type	Component	#	Item	Location	Action
Repair	Interior - Countertops	34	Sealant is missing at the junction of the countertop and the backsplash. This may permit water penetration and damage.	Kitchen	Seal the gap.
Repair	Interior - Doors	35	The door does not latch properly. This affects proper function.	Laundry Room	Adjust the door, the latch mechanism, or the striker plate as needed.
Repair	Interior - Windows	36	The window has foam stuck to the bottom sash.	Primary Bedroom	Clean the window and repaint as needed.
Repair	Interior - Windows	37	The window has a failed insulated glass seal. This permits condensation stains to develop between the glass panes, and may increasingly compromise the visibility, appearance, and insulation value. Other unidentified windows with the same issue may exist since certain atmospheric conditions must be present to identify them. Replacement of the insulated glass unit, the sash, or the entire window assembly is necessary to correct the problem.	Dining Room	Replace the insulated glass unit or the window as needed.
Repair	Interior - Fireplace	38	The valve to the gas fireplace appliance is in the off position, or the pilot light is not on. The system does not operate following normal procedures to light the pilot and turn on the flames.	Living Room	Have the seller verify operationally, hire a contractor to make repairs as needed.
Repair	Electrical - Fixtures	39	The over the stove light fixture is inoperative. This affects proper function.	Kitchen, crawl space	Change the light bulb and confirm operation. If the fixture is still inoperative, repair or replace the fixture.
Repair	Plumbing - Service	40	The water pressure is too high. Pressure higher than 80 psi may cause pipes, valves, and faucets to fail prematurely.	Rear	Hire a plumber to evaluate the water system and to make required repairs.
Repair	Plumbing - Service	41	The water service entry pipe is corroded. This may cause damage and leaks.	Crawl Space	Hire a plumber to replace the pipe.

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Type	Component	#	Item	Location	Action
Repair	Plumbing - Tub/Shower	42	The tub/shower door handle is loose. This affects proper function.	Primary Bathroom	Repair or replace the handle.
Repair	Plumbing - Tub/Shower	43	Caulk is deteriorated at the tub. This may permit water penetration and damage.	Primary bathroom, hall bathroom	Recaulk as needed.
Repair	Plumbing - Sink	44	The sink faucet is loose. This affects proper function and may permit water damage.	Kitchen	Repair or replace the faucet.
Repair	Plumbing - Sink	45	The left sink is slow to drain. This prevents proper function.	Primary Bathroom	Hire a plumber to evaluate the system and to make repairs.
Repair	Plumbing - Hose Faucet	46	The hose faucet is not properly secured to the structure. This may permit leaks and water damage.	Rear	Secure the faucet to the structure.
Repair	Appliances - Range/Oven	47	The oven lock handle is missing the plastic cover.	Kitchen	Replace the cover.
Repair	Appliances - Washer	48	The washing machine is very noisy	Laundry Room	Hire an appliance technician to evaluate the washing machine, and make repairs as necessary.
Repair	Appliances - Dryer	49	The dryer's vent exterior hood is damaged.	Right side	Repair or replace the exterior hood.

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