

General Summary



Pinnacle Residential Inspections, LLC

**4500 Yates Mill Pond
Raleigh, NC 27626**

Customer

Alex & Sara Tomaras

Address

956 E Durness Ct
Wake Forest NC 27587

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. This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. Roofing

A. Roof Coverings

Limited Inspection, Repair or Replace

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage. Have a licensed Contractor further review and repair as needed.



A. Item 1(Picture) front garage roof

(2) Damaged/missing shingles were noted as listed below. A damaged shingle can allow water to penetrate the sheathing and the structure. Have a licensed Contractor fully inspect the roof and repair/replace as needed.



A. Item 2(Picture) front porch roof

D. Roof Drainage Systems

Inspected, Repair or Replace

(1) Splash blocks are missing at the base of the gutters. This can allow water to discharge at the foundation and can lead to erosion. Have a licensed Contractor further review and install as needed.



D. Item 1(Picture) rear left corner

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Have a licensed Contractor further review and repair or replace as needed.



D. Item 2(Picture) rear roof



D. Item 3(Picture) front porch roof

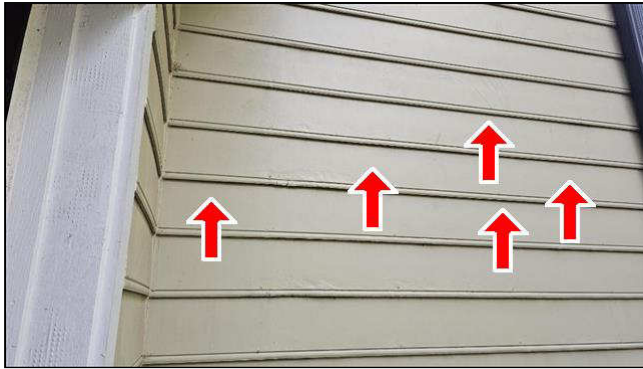
2. Exterior



A. Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Deteriorated siding and trim boards were noted in the areas below. These areas will continue to deteriorate until corrected. Have a licensed Contractor fully review all siding and trim areas and repair/replace as needed.



A. Item 1(Picture) left side wall by garage door



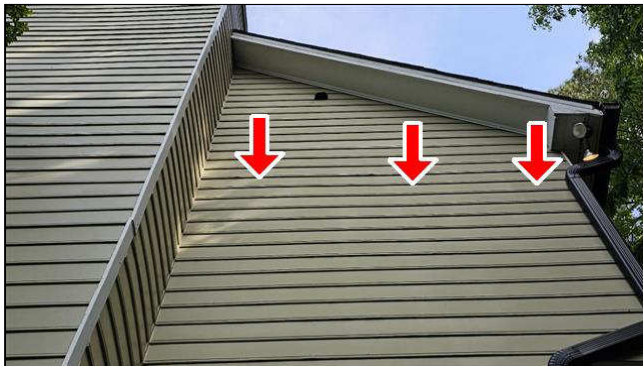
A. Item 2(Picture) left exterior wall



A. Item 3(Picture) right rear wall



A. Item 4(Picture) chimney



A. Item 5(Picture) right rear wall



A. Item 6(Picture) right of front porch

B. Doors (Exterior)**Inspected, Repair or Replace**

(1) The door to the home listed below did not fully seal. This can allow water and exterior unconditioned air to penetrate the home. Have a licensed Contractor further review and repair/replace as needed.



B. Item 1(Picture) door to garage



B. Item 2(Picture) rear door



B. Item 3(Picture) front door

(2) The door listed below was noted to have damaged weather stripping. This prevents the door from sealing which can allow unconditioned air as well as water to penetrate the home. Have a licensed Contractor fully review and repair as needed.



B. Item 4(Picture) rear door

D. Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(1) The deck posts listed below were noted to have deterioration in areas. This can lead to failure of the deck post. Have a licensed Contractor fully review the deck and repair or replace areas as needed.



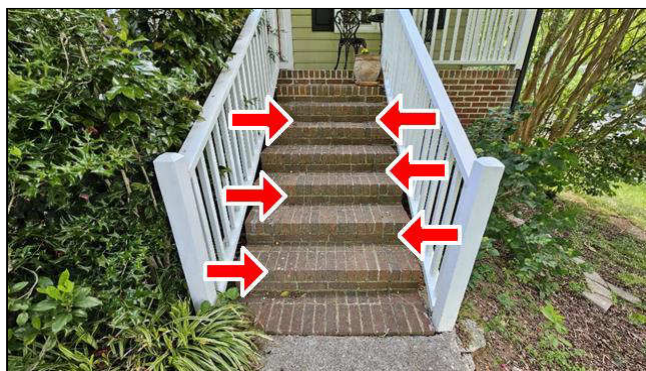
D. Item 1(Picture) rear deck

(2) The post and/or railing(s) listed below was noted to be loose. This can be a hazard in the event of a trip or fall. Have a licensed Contractor further review and repair or replace as needed.



D. Item 2(Picture) front steps

(3) The front porch steps were noted to have cracks in the mortar in the areas listed below. This can be in entry point for water which can freeze in colder months leading to further damage. Have a licensed Contractor further review and repair/replace as needed.

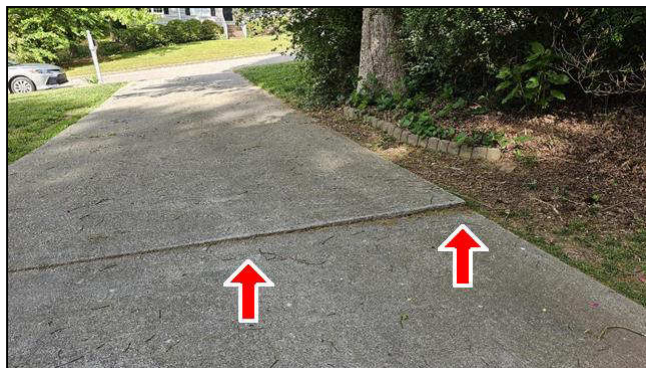


D. Item 3(Picture) front steps

**E. Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls
(With respect to their effect on the condition of the building)**

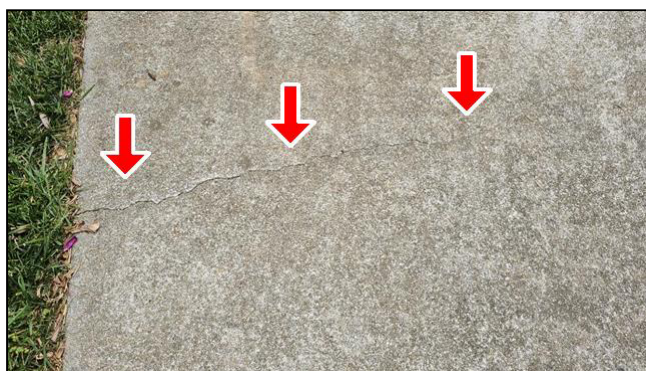
Inspected, Repair or Replace

(1) The driveway was noted to have experienced movement in the areas listed below. This movement can lead to damage of the surrounding areas as well as create issues that can effect proper drainage. This also creates a trip hazard. Have a licensed Contractor further review these areas and repair as needed



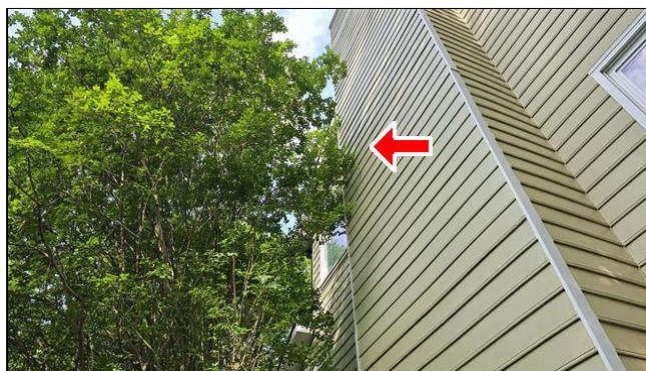
E. Item 1(Picture) driveway

(2) The concrete drive at the front of home is cracked in areas. Water can cause further deterioration if not repaired and sealed properly. A licensed contractor should inspect and repair as needed.



E. Item 2(Picture) driveway

(3) Shrubs and plantings at the area of the home listed below is growing against the structure. This can prevent the siding from drying properly and can promote mildew on the siding. Have a licensed Contractor prune the plantings away from the home.



E. Item 3(Picture) right side wl

F. Eaves, Soffits and Fascias

Inspected, Repair or Replace

Fascia boards were noted to be damaged/deteriorated in the areas noted below. These areas will continue to deteriorate until corrections are made. Have a licensed Contractor fully review all trim areas and repair/replace as needed.



F. Item 1(Picture) rear roof



F. Item 2(Picture) rear right corner



F. Item 3(Picture) right of front porch



F. Item 4(Picture) rear shed roof

4. Interiors

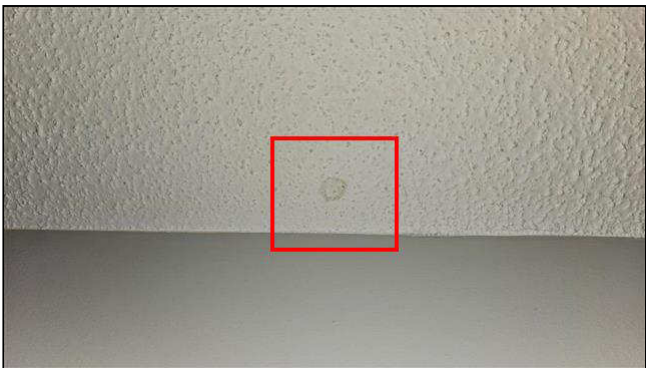
A. Ceilings

Inspected, Repair or Replace

The ceiling in the areas listed below were noted to have stains and/or evidence of repairs. This area appeared to be dry at the time of inspection. I could not confirm if a leak was active. Ask the current owner for any and all information. If further concern exists have a licensed Contractor further review and repair or replace as needed.



A. Item 1(Picture) family room



A. Item 2(Picture) upstairs hall

B. Walls

Inspected, Repair or Replace

Light crack was noted in the areas listed below. This crack appears to be typical but can be an indication of slight movement in the structure at some point. If further concern exists I suggest having a Structural Engineer and/or licensed General Contractor further review and repair/replace as needed.



B. Item 1(Picture) dining room entry to kitchen



B. Item 2(Picture) front dining room entry



B. Item 3(Picture) left side bedroom window



B. Item 4(Picture) primary bathroom front window

E. Counters and Cabinets (representative number)**Inspected, Repair or Replace**

(1) The cabinets in the areas noted below rubbed when opened and closed. This can lead to damage to the cabinets. Have a licensed Contractor further review and repair/replace as needed.



E. Item 1(Picture) downstairs bathroom sink

(2) Gap was noted at the backsplash of the countertop in the areas listed below. This can allow water to penetrate areas outside the sink and countertop areas. Have a licensed Contractor further review and repair/replace as needed.

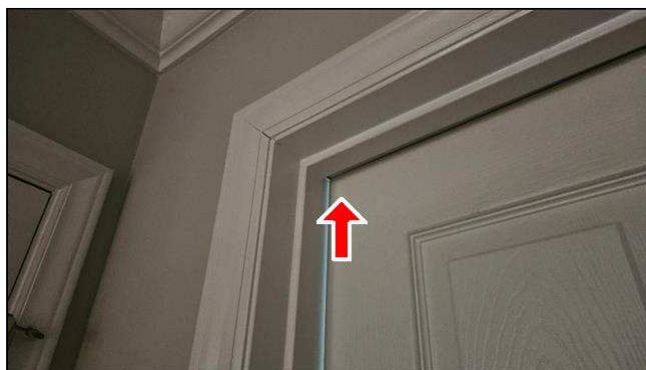


E. Item 2(Picture) kitchen sink

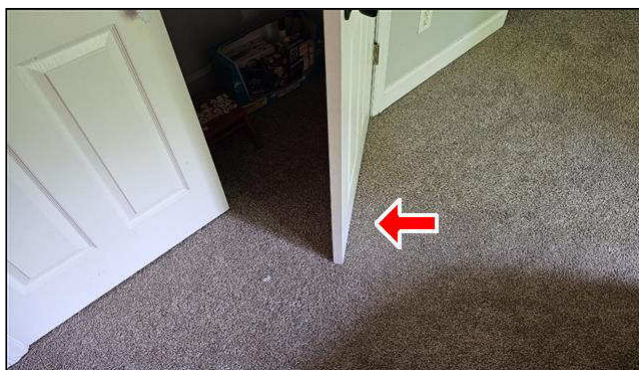
F. Doors (representative number)

Inspected, Repair or Replace

Doors in the rooms noted below rubbed the door frame and/or flooring as noted. This prevented the door from closing properly. Have a licensed Contractor further review and repair/replace as needed.



F. Item 1(Picture) dining room entry to kitchen



F. Item 2(Picture) front bedroom closet



F. Item 3(Picture) rear bedroom closet

G. Windows (representative number)

Inspected, Repair or Replace

The window UV coating was noted to be failing in the window(s) listed below. UV coating protects the home and aids in energy efficiency. Have a licensed Contractor further review and repair or replace as needed.



G. Item 1(Picture) left side bedroom window

5. Plumbing System

A. Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) Flex piping was noted to be installed in the areas listed below. This is an unapproved plumbing pipe as it can trap water and debris which can reduce the effectiveness of the drain line. Have a licensed Plumber further review and repair/replace as needed.



A. Item 1(Picture) downstairs bathroom sink



A. Item 2(Picture) upstairs hall bathroom sink



A. Item 3(Picture) primary bathroom right sink

(2) The sink and/or tub in the areas listed below were slow to drain. This is an indication of a blockage. have a licensed Plumber further review and repair/replace as needed.



A. Item 4(Picture) downstairs bathroom sink

(3) The drain stopper was missing or not functioning properly in the sinks or tub noted below. This prevents water from being filled in the when needed. Have a licensed Plumber further review and repair/replace as needed.



A. Item 5(Picture) upstairs hall bathroom sink



A. Item 6(Picture) primary bathroom sinks



A. Item 7(Picture) downstairs bathroom sink

(4) The toilet is slightly loose at floor at the bath listed below. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber & contractor fully review the toilet and including the subflooring and then repair or correct as needed.

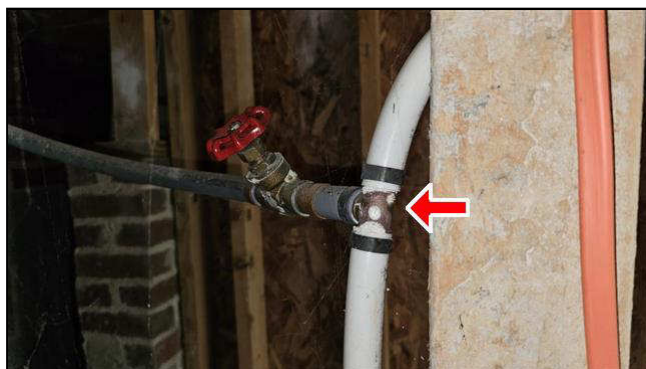


A. Item 8(Picture) upstairs hall bathroom

B. Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) The plumbing supply lines in the area listed below were noted to be experiencing corrosion. This can lead to a leak which can cause damage to the surrounding areas. Have a licensed Plumber fully review the plumbing supply lines and repair or replace as needed.



B. Item 1(Picture) at water heater

(2) Chips were noted in the tubs in baths listed below. This can allow water to penetrate the bath tub which can lead to further damage. Have a licensed Plumber further review and repair/replace as needed.



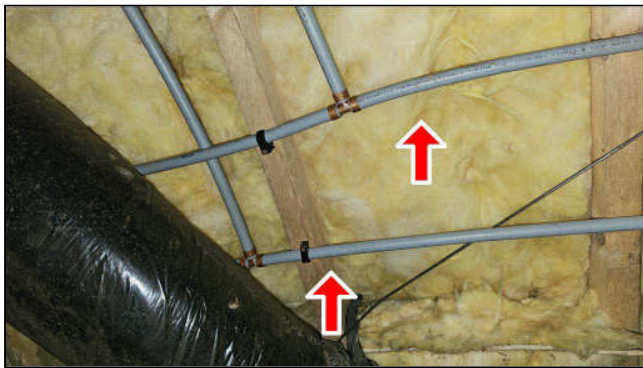
B. Item 2(Picture) upstairs hall bathroom tub

(3) The bath tub/shower has a few areas of cracked grout. This can allow water to penetrate areas outside the interior tub/shower area. Have a licensed Contractor further review and repair/replace as needed.



B. Item 3(Picture) primary bathroom tub

(4) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



B. Item 4(Picture) crawlspace

C. Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(1) The expansion tank for the water heater was not properly supported. This can place added pressure on the plumbing lines which can lead to a leak. Have a licensed Contractor further review and repair/replace as needed.



C. Item 1(Picture) water heater in crawlspace

(2) The hot water temperature was noted to be too hot. This is considered to be a scald/burn hazard. Have the water temperature reduced to a safer level around 113 degrees but not to exceed 120 degrees.



C. Item 2(Picture) downstairs bathroom sink
(135.0 °F)

6. Electrical System

B. Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Inspected, Repair or Replace

The electrical panel cover was noted to be missing some mounting screws. This prevents the cover from being fully secured. Have a licensed Electrician further review and install as needed.



B. Item 1(Picture) garage panel

D. Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

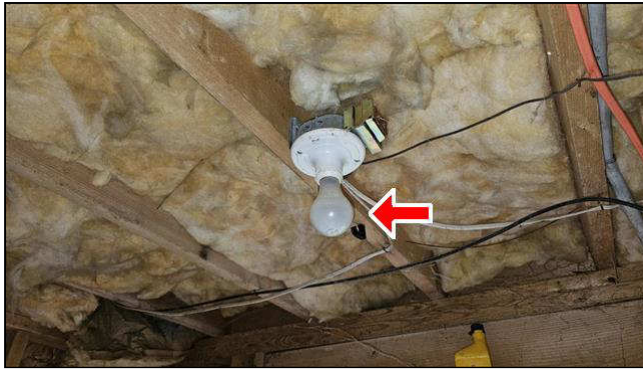
(1) Lights were noted to be out in the areas listed below. This is most likely burned out bulbs. Have a licensed Electrician further review and repair/replace as needed.



D. Item 1(Picture) garage



D. Item 2(Picture) rear right corner



D. Item 3(Picture) crawlspace



D. Item 4(Picture) front porch



D. Item 5(Picture) laundry room

(2) The exterior outlet cover was noted to be missing. This is considered to be an electrical hazard as water can come into contact with the electrical outlet. Have a licensed Electrician further review and repair or replace as needed.



D. Item 6(Picture) rear deck

(3) The ceiling fan "wobbles" in the area listed below. The fan appears to be out of balance. Have a licensed Electrician further review and repair or replace as needed.



D. Item 7(Picture) left side bedroom

H. Smoke Detectors**Not Inspected, Repair or Replace**

The smoke detectors in the home were not tested as animals were in the home at the time of inspection. Have the current owner test the smoke detectors to ensure they are functioning properly. If not have a licensed Electrician further review and repair/replace as needed.

I. Carbon Monoxide Detectors**Not Inspected, Repair or Replace**

A removable carbon monoxide detector was found in the home. These detectors should be left or replaced in the event the current owner removes them.



I. Item 1(Picture) upstairs hall

7. Heating / Central Air Conditioning**D. Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Inspected, Repair or Replace**

The disposable filter is clogged and is dirty. The filter needs to be replaced. I recommend repair or replace as needed using a qualified person



D. Item 1(Picture) upstairs hall

8. Insulation and Ventilation**C. Vapor Retarders (in Crawlspace or basement)****Not Present, Repair or Replace**

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A licensed contractor should inspect and repair as needed.



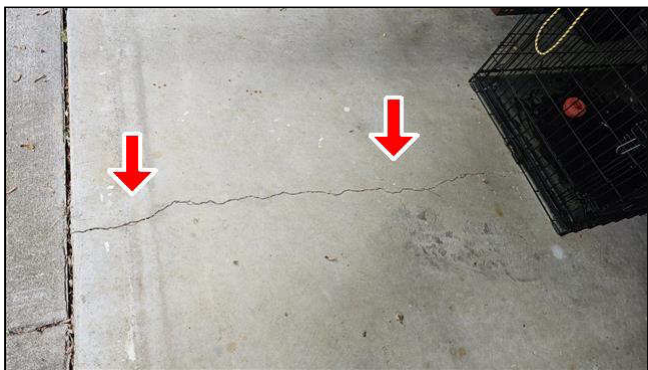
C. Item 1(Picture) throughout crawlspace

9. Garage

C. Garage Floor

Limited Inspection, Repair or Replace

(1) The concrete floor of garage is cracked in areas. No displacement was noted. The area should be sealed to prevent water entry which can lead to further damage in colder months. Have a licensed Contractor further review and repair/replace as needed.



C. Item 1(Picture) garage

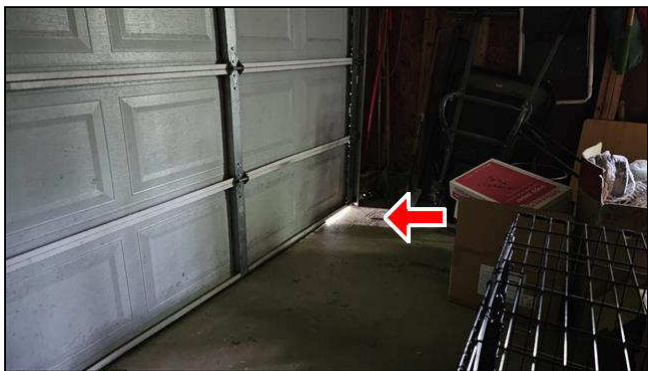


C. Item 2(Picture) garage

D. Garage Door (s)

Inspected, Repair or Replace

The garage door has damaged weather stripping and the door is not fully sealed. This can allow water, insects and rodents an entry point. Have a licensed Contractor further review and repair/replace as needed.



D. Item 1(Picture) garage

10. Structural Components

A. Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

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 is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that steps may be needed. Have a licensed Contractor with water intrusion experience further review and repair as needed.



A. Item 1(Picture) front wall under porch



A. Item 2(Picture) front left corner

C. Columns or Piers

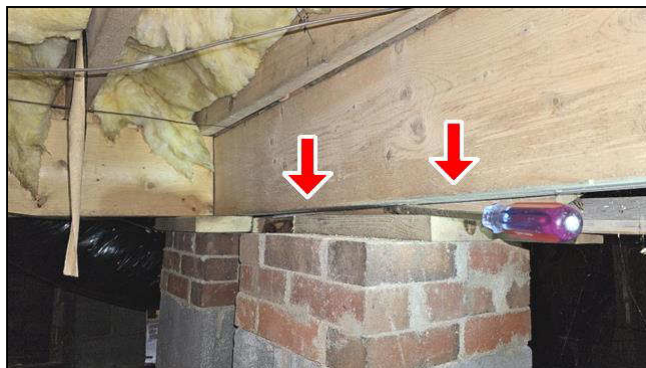
Inspected, Repair or Replace

(1) Support piers were noted to have experienced slight movement and are leaning in the areas of the crawlspace listed below. This reduces the integrity of the piers. Further movement or damage to the piers can cause damage to the floor and walls structures above. Have a Structural Engineer fully review the support piers in the crawlspace and a General Contractor repair or replace as needed.



C. Item 1(Picture) under front entry

(2) A gap was noted between the pier and the support girder in the area of the crawlspace listed below. This can allow for movement of the floor structure to occur which can lead to damage to the surrounding areas. Have a Structural Engineer fully review all support piers in the crawlspace and a licensed General Contractor perform all repairs or replacements as needed.



C. Item 2(Picture) under front entry

D. Floors (Structural)

Inspected, Repair or Replace

(1) Staining/floor damage was noted on the floor structure in the crawlspace in the areas listed below. This is an indication water has leaked in this area. Leaking water can lead to damage to the floor structure. Have a licensed Contractor further review and repair/replace as needed.

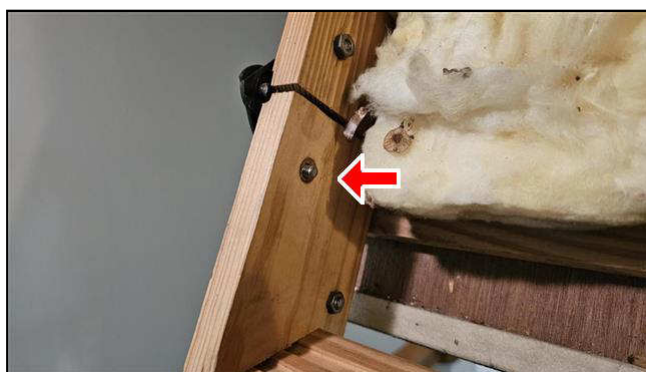


D. Item 1(Picture) rear right corner of crawlspace

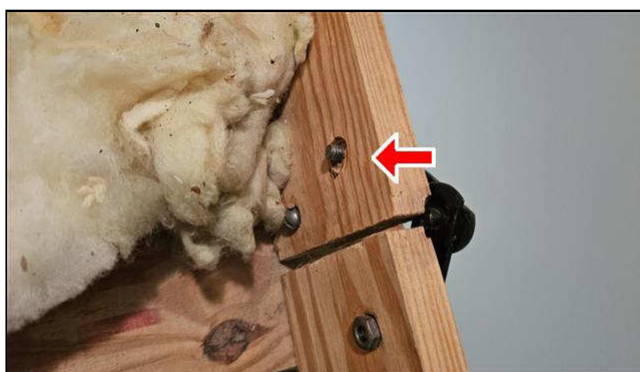
F. Roof Structure and Attic

Limited Inspection, Repair or Replace

(1) The pull down attic stairs were noted to be missing fastening hardware. This reduces the support strength of the stairs and is considered a safety hazard. Have a licensed Contractor review and repair or replace as needed.



F. Item 1(Picture) pull down attic stairs



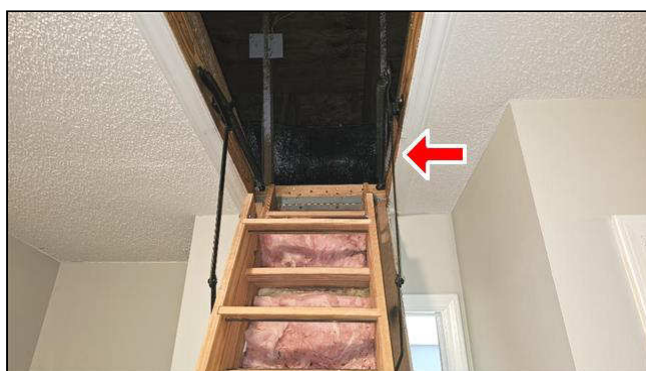
F. Item 2(Picture) pull down attic stairs

(2) The roof sheathing in the areas listed below showed signs of water stain/damage. I could not determine if a leak was active or not. Have a licensed Contractor fully review the roof sheathing and repair/replace as needed.



F. Item 3(Picture) rear right roof

(3) The pull down attic stairs control arm was noted to be damaged in the area listed below. This reduces the integrity of the arm and can lead to damage or failure of the attic stairs. This is considered a safety hazard that could result in injury. Have a licensed Contractor further review and repair or replace as needed



F. Item 4(Picture) pull down attic stairs

(4) The pull down attic stairs did not fully seal when closed. This allow conditioned air to escape into the attic space and reduces the energy efficiency of the home. Have a licensed Contractor review and repair or replace as needed.



F. Item 5(Picture) pull down attic stairs

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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