

**6229 Tryon Road
Cary, NC 27518***Summarization for:***Client Name****Client Address****September 6, 2008****Page 1 of 3**

“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 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.”

ROOF & EXTERIOR

1. The garage gable roof end ridge cap shingle is damaged (there is a small hole in this shingle at the peak), visible from the driveway. This condition will allow rainwater leakage that could result in eventual moisture damage to the roof trim or roof sheathing near this area. Recommend that a qualified repair contractor make necessary repairs. (see photo)
2. The rear deck rear right handrail upper rail (horizontal 2x4 board) is split and is warped at the left end, located at the right side of the deck steps. These conditions may cause personal injury to someone using this handrail. Recommend that a qualified repair contractor make necessary repairs for safety. (see photo)
3. The rear foundation penetration for the television cable underneath the screen porch and the left side foundation penetration for the irrigation system control cable next to the garage left side service (personnel) door need sealed. This needs repair to prevent possible insect or small rodent entry into the crawl space or garage and possibly into the house. Recommend that an appropriate sealer be installed at these areas.

STRUCTURAL, VENTILATION, and INSULATION

4. One bathroom exhaust fan exterior vent is missing the screen, located on the right side of the house. This condition allows possible rodent (bird) entry and nest building in the exhaust fan duct that are attached to this vent, which may restrict or block the exhaust airflow. Recommend that all exhaust fan exterior vents have screens installed, except the exhaust vent for the clothes dryer, as clothes dryer lint will accumulate on the inside of the screen and restrict the exhaust airflow.

ELECTRICAL

5. Two rear exterior wall receptacles are missing the required GFCI protection, located near the rear right corner of the house and inside the rear screen porch. This condition poses a possible shock hazard at these receptacles during use. Recommend that a licensed electrician make necessary repairs for safety, and to comply with accepted building standards.
6. Numerous wall receptacles are excessively loose in the wall mounting boxes. This condition allows these receptacles to move when a plug is inserted or removed, which could eventually cause a wire connection to loosen or a wire to break that would pose a possible short circuit or fire hazard. Recommend that a licensed electrician or other qualified repair contractor locate all loose wall receptacles, and make necessary repairs for safety.

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7. The family room ceiling fan light fixture bulbs only illuminated very faintly when the wall switch was turned on. Suspect that either this light fixture is controlled by a dimmer switch that was not located, or that there is some type of defect present. Recommend that either the seller demonstrate that this light fixture functions properly, or that a licensed electrician make necessary repairs.
8. The master bathroom whirlpool tub pump electrical power supply is not wired on a dedicated (separate) 20 amp GFCI protected electrical circuit as required, as it is currently incorrectly wired into the bathroom 20 amp GFCI protected circuit, which supplies all four bathrooms in the house. This condition could easily overload the bathroom circuit when the whirlpool tub pump is operating and an electrical device is plugged into (and operating) on a bathroom receptacle(s). Recommend that a licensed electrician make necessary repairs to prevent nuisance tripping of the bathroom receptacle circuit breaker, and to comply with accepted building standards.

INTERIOR

9. The front exterior secondary (left side) door lower latch bolt does not engage the threshold striker plate (hole) when attempting to latch this door closed. This needs repair for the proper weather resistance and security of the front doors when closed. Recommend that a qualified repair contractor make necessary repairs.
10. The second floor front middle bedroom front left fixed window glass has lost the thermal seal, visible as a light whitish film between the two layers of glass. This condition compromises the glass panel's insulation efficiency, which allows exterior temperatures to more easily radiate through this glass panel and causes the HVAC system to work harder to achieve and maintain the desired indoor temperature and comfort level. Recommend that a qualified glass repair contractor make necessary repairs for the best efficiency of the HVAC system, for the best indoor comfort levels, and to comply with accepted building energy efficiency standards.
11. The master bathroom left (hallway side) entry door does not latch closed. This needs repair for the proper operation of this door.
12. The master bathroom shower drain metal screen is missing one of the two mounting screws. This needs repair to ensure that the metal screen stays in position to prevent possible obstructions from entering the drain opening.

PLUMBING

13. The kitchen sink water faucet leaks at the base of the handle when turned fully on. This condition may cause moisture damage to the kitchen sink cabinet rear panel and lower shelf. Recommend that a licensed plumber or other qualified repair contractor make necessary repairs.
14. The water temperature needs raised to 120 degrees or just slightly less, as it tested at 110 degrees. Although water temperature is a personal choice, recommend

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raising the water temperature for the best operation of the plumbing fixtures. This house has a gas water heater installed, and this repair usually only requires adjustment of the water temperature knob located on the front of the water heater.

HVAC

15. The right side gas pack unit air conditioning condensate drainpipe disappears under ground beside the unit, and the exit opening is not visible. The exit opening was located by excavating down through the pine bark mulch. This drainpipe is required to exit to daylight with no restriction for the free flow of condensate water. This needs repair to help ensure the proper operation of the first floor air conditioner. (see photo)
16. The attic HVAC air handler unit lower drain pan has some standing water present, located underneath the freon line area. This water is caused by condensation moisture accumulating on the exterior of the air conditioning freon line near the indoor coil unit and dripping on this lower metal pan. Although this condition is not necessarily a defect, action is necessary to prevent eventual rust through of this pan, which may allow condensation moisture (or leaking condensate drain water) to damage the second floor ceiling under this area. Recommend placing a plastic container under the dripping condensation to catch the moisture, which will evaporate out of the plastic container without causing eventual rusting to the lower pan.
17. The second floor HVAC return air filter in the hall ceiling shows evidence of excessive dirt/dust accumulation. Clogged air filters cause the HVAC unit blower fan to work excessively hard, reduce the efficiency of the airflow, and can shorten the service life of this fan motor. Recommend changing the return air filters now, and then regularly, to help ensure the best efficiency and long-term service life of the HVAC unit.
18. One natural gas supply pipe manifold has a temporary pressure gauge still installed, located in the attic behind the furnace and water heater area. This pressure gauge is not designed for permanent installation, and may eventually fail, resulting in a gas leak. Recommend that a licensed mechanical (HVAC) contractor or other qualified repair contractor remove this gauge and install the appropriate end cap on this gas pipe (and verify that there are no gas leaks after repair) for safety, and to comply with accepted building standards. The gas water heater pilot light will need to be relit after the natural gas supply is turned off for this repair. (see photo)



Garage gable roof end ridge cap shingle is damaged



Rear deck rear right handrail upper rail is split and warped



Gas pack air conditioning condensate drainpipe does not currently drain to daylight



Attic natural gas supply manifold has a temporary type pressure gauge still installed