



## SUMMARY

1205 Willow Dr, Chapel Hill, NC 27517

Erin Bennett & Bill Bennett  
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Brad Williams  
NCHILB License #4589  
360 Inspection Services, LLC  
984.244.1125  
[brad@360inspects.com](mailto:brad@360inspects.com)



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### RECOMMENDATION



### SAFETY HAZARD

#### 2.1.1 Driveway

##### **DRIVEWAY CRACKING - MODERATE**

Moderate cracking was noted, potentially sufficient to create a potential trip hazard. Significantly cracked and broken parts of the drive should be repaired or replaced by a professional concrete contractor.

##### *Recommendation*

Contact a qualified concrete contractor.



#### 2.2.1 Walkways

##### **WALKWAY SETTLEMENT**

Minor settlement was observed at the noted location(s), potentially sufficient to cause a trip hazard. If significant additional movement is noted you should contact a professional contractor for repair or replacement.

##### *Recommendation*

Contact a qualified professional.



### 2.5.1 Vegetation

#### **VEGETATION CONTACTS THE HOME**

##### LEFT FRONT

Vegetation contacts the the home at the noted location(s). Any tree limbs, shrubbery, or vegetation should be trimmed back for at least 12" clearance to help prevent wicking up of moisture and an entry point for insects.

##### Recommendation

Contact a qualified landscaping contractor



### 3.2.1 Exterior Paint

#### **PEELING PAINT**

##### FRONT DOOR, FASCIA ON RIGHT SIDE GABLE, VARIOUS

Paint is peeling and in poor condition at the noted locations. Exterior siding and trim with peeling paint should be repainted to avoid water damage to exterior woodwork and for proper appearance.

##### Recommendation

Contact a qualified painting contractor.



### 3.3.1 Caulking/Sealing

#### **CAULKING INCOMPLETE-DISSIMILAR MATERIALS**

##### AT CHIMNEY/WALL INTERSECTION

Caulking is incomplete between stone veneer grout and window or door casings. Any joints between dissimilar materials should be caulked and sealed to prevent water penetration that could result in damage to the home.

Recommendation  
Contact a qualified professional.



### 3.4.1 Exterior Wall Cladding and Trim

#### **WOOD ROT**

##### TRIM AT CHIMNEY

Wood rot was noted, but may not be limited to, the locations noted. Any rotted wood should be replaced by a professional carpenter or qualified general contractor before damage can spread to other areas of the home. When repairs are made contractors should review remaining siding and trim and make any additional repairs as needed.

Recommendation  
Contact a qualified professional.



### 3.4.2 Exterior Wall Cladding and Trim

#### **CRACKS IN BRICK VENEER - SEAL AND MONITOR**

##### SIDE PORCH

A hairline crack was found in brick veneer where noted. It cannot be determined as part of a home inspection if movement has stabilized or will continue. You may want to have the wall investigated by a qualified structural engineer to determine if structural repairs are warranted. Otherwise cracks should be sealed to prevent water penetration and monitored for additional movement. If evidence of significant additional movement is observed you should contact a qualified professional engineer for further evaluation and recommendations for repair.

Recommendation  
Recommend monitoring.





## 3.6.1 Foundation/Crawlspace/Basement

**FOUNDATION - PREVIOUS TERMITE TREATMENT EVIDENCE**

Evidence of a previous termite treatment was found at the noted location(s). No evidence of damage to the building structure was found. Inspections for wood destroying insects should be carried out on a regular yearly schedule to help prevent further infestations and damage to the home.

**Recommendation**

Contact a qualified pest control specialist.



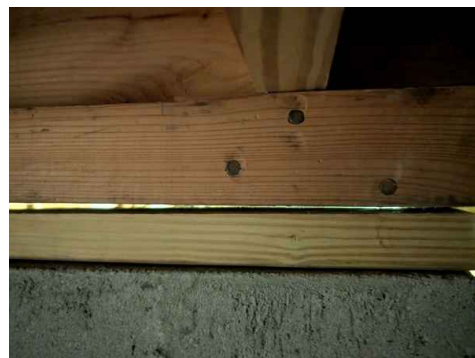
## 3.7.1 Floor Structure

**GIRDER NOT PROPERLY SUPPORTED****LEFT OF CRAWLSPACE ENTRANCE**

The girder at the noted location is not properly or fully supported. The concern is that lack of adequate support can lead to sagging and movement that could damage walls and floors. The bearing point for girder should be investigated and repaired/shimmed with non compressible/metal shims as needed by a qualified general contractor.

**Recommendation**

Contact a qualified general contractor.



## 5.1.1 Insulation

**INSULATION - UPGRADE RECOMMENDED**

Although likely considered adequate at the time of construction, the current amount of insulation is no longer considered to be sufficient to meet modern energy conservation standards. As an upgrade you should have the attic insulated to current standards of R-38 by a professional insulation contractor.

**Recommendation**

Contact a qualified insulation contractor.



## 5.1.2 Insulation

**INSULATION - MISSING****CRAWLSPACE WALL, ATTIC**

Insulation has been moved out of place at the noted locations. Missing insulation can be a significant source of energy loss. Missing or compacted insulation should be replaced by a professional insulation contractor for energy conservation and comfort.

Recommendation  
Contact a qualified professional.



### 5.1.3 Insulation

#### **INSULATION - UNINSULATED CRAWL SPACE (OLDER CONSTRUCTION)**

##### CRAWL SPACE

The floor system is not insulated in the crawl space. While common in older construction, lack of crawl space insulation can result in a significant energy loss. Floors should be insulated to current standards of R-19 by a professional insulation contractor for energy conservation and comfort. As an alternative you may want to consider upgrading to a fully closed and conditioned crawl space with insulation located at perimeter walls.

For more information on the proper construction of a closed crawl space visit <https://www.advancedenergy.org/crawlspace/>.

Recommendation  
Contact a qualified insulation contractor.



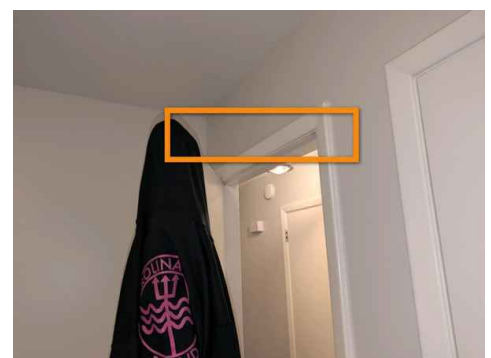
### 6.2.1 Interior Doors

#### **INTERIOR DOORS - DOOR STICKS/RUBS DOOR JAMB**

##### MASTER BEDROOM

The noted door(s) stick/rub the door jamb when closed. Doors should be adjusted or repaired as needed by a qualified contractor for proper operation, privacy and security.

Recommendation  
Contact a qualified professional.



### 6.3.1 Windows

#### **WINDOWS - STUCK/PAINTED SHUT**

##### MASTER BEDROOM, FRONT BEDROOM, LEFT BEDROOM

Windows are stuck or painted shut at the noted location(s). Stuck or inoperative windows should be freed by a qualified contractor for proper operation. This is particularly important for bedroom windows that could be needed for emergency fire escape.

Recommendation  
Contact a qualified professional.



#### 6.5.1 Walls and Ceilings

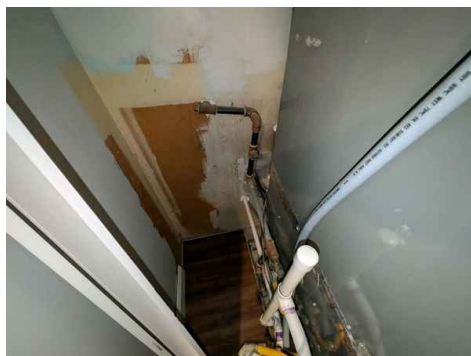
### **WALLS AND CEILINGS - PAINT AND DRYWALL REPAIR NEEDED**

Minor paint and drywall repair will be needed in the home for proper appearance. Issues noted include nail pops, splattered paint, and open caulk joints. Repairs should be made by a qualified painting contractor.

\*\*\*Representative sample of photos provided. All areas are not pictured.\*\*\*

#### Recommendation

Contact a qualified painting contractor.



#### 9.7.1 Sinks and Lavatories

### **SINKS - SLOW TO DRAIN**

#### MASTER BATHROOM

The sink is partially clogged and slow to drain. Waste lines should be cleaned by a plumber to allow the sink to drain as intended.

#### Recommendation

Contact a qualified plumbing contractor.





### 9.7.2 Sinks and Lavatories

#### **SINKS - CORRUGATED FLEX DRAIN**

##### MASTER BATHROOM

Corrugated flex pipe is used to connect the sink to the trap. This material is not approved for this use because uneven interior surfaces slow water flow and can result in clogging. Any corrugated drains should be replaced by a plumber.

##### Recommendation

Contact a qualified plumbing contractor.



### 9.10.1 Fuel Storage & Distribution Systems

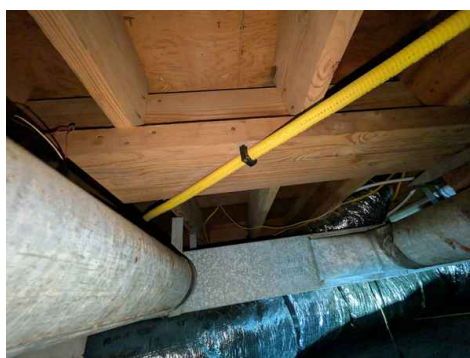
#### **CSST BONDING**



Corrugated stainless steel tubing (CSST) is used as part or all of the gas supply lines in this home. This material has been widely used for years, however problems have been reported with damage to the piping caused by lightning. While it may not have been required at the time of this home's construction, modern standards and manufacturer's installation instructions require the material to be bonded (grounded back to the main electrical service) in order to prevent electrical damage to the pipe which can result in gas leaks. Gas lines should be bonded according to manufacturer's instructions by a licensed electrical contractor. For more information visit <http://csstsafety.com/csst-faqs.html>.

##### Recommendation

Contact a qualified electrical contractor.



### 10.4.1 Branch Circuits

#### **OPEN JUNCTION BOXES**

##### ATTIC

An uncovered/open junction box was found in the noted location(s) . Concerns are that this can create a danger for workers and a potential fire hazard. Any electrical splices should be enclosed in an approved junction box by an electrician for safety.

**Recommendation**

Contact a qualified electrical contractor.



#### 10.4.2 Branch Circuits

### UNGROUNDING TWO PRONG OUTLETS

#### MULTIPLE

Ungrounded two prong outlets were found in use in the noted location(s). Although two wire circuits are common in older homes and permitted to remain in use, as an upgrade installation of ground fault protection for any ungrounded outlets is recommended for improved electrical safety and to help prevent shock.

**Recommendation**

Contact a qualified electrical contractor.



#### 10.5.1 Electrical Fixtures

### LIGHT INOPERABLE

#### ATTIC

The lights in the noted location(s) did not function when tested. Replace the bulbs and retest. If the lights do not function, the fixtures and associated wiring should be investigated by a licensed electrical contractor and repaired as needed for safe and proper operation.



**Recommendation**

Contact a qualified electrical contractor.



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### 10.6.1 Smoke Alarms

#### **ALARMS NOT INSTALLED IN BEDROOMS**

Smoke alarms are not installed inside bedrooms. Although likely not required at the time of construction, as a fire safety upgrade you should consider having alarms installed in all bedrooms, on each level of the home and linked so that all will sound in the event of an emergency.

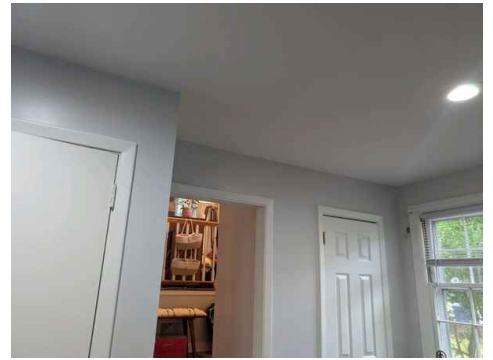
When new alarms are installed you should be sure to use alarms with photoelectric based sensors for improved performance and fire protection. For more information click here:

<https://blog.allstate.com/ionization-vs-photoelectric-smoke-alarm/>.

#### Recommendation

Contact a qualified electrical contractor.

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### 12.1.1 Fireplaces or other solid fuel burning appliances

#### **GAS LOGS NOT STARTED/WOULD NOT START**

Gas logs were not lit/would not start and logs could not be tested. Gas logs should be demonstrated as operable, otherwise they should be investigated and repaired as needed for proper operation by a qualified fireplace contractor.

#### Recommendation

Contact a qualified professional.

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