



SUMMARY

320 School House Rd, Efland, NC
27243

Lisbeth Hickey
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Brad Williams
NCHILB License #4589
360 Inspection Services, LLC
984.244.1125
brad@360inspects.com



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RECOMMENDATION



SAFETY HAZARD

3.4.1 Exterior Wall Cladding and Trim

SIDING DAMAGED

LEFT SIDE WALL

Siding has been damaged at the noted location(s). Damaged siding should be repaired or replaced by a qualified contractor to prevent water penetration and damage to the home.

Recommendation

Contact a qualified siding specialist.



3.4.2 Exterior Wall Cladding and Trim

LOOSE SIDING

LEFT SIDE WALL

Siding is loose at the noted location(s). Concerns are that this can permit water intrusion into the wall and cause hidden damage to the building structure. Siding should be properly secured by a qualified vinyl siding contractor.

Recommendation

Contact a qualified professional.



3.7.1 Floor Structure

FLOOR STRUCTURE - LIGHT TO MODERATE ORGANIC GROWTH

Light to moderate organic growth was found on floor framing in the crawl space, with the more moderate accumulation noted on the left side of the crawlspace. Fungal growth is typically the result of past or present excessive moisture levels under the home. Moisture levels in floor framing were acceptable and no evidence of resulting damage was found, however if moisture is allowed to accumulate the growth of wood destroying fungus can result in significant damage to the building structure. If growth progresses, any significant growth should be removed by a qualified contractor.

Recommendation

Contact a qualified environmental contractor



*****Update*****

Organic growth has now been cleaned (10/21/25) by RCS which is a professional crawl space company.

- Alex Nickodem, Listing Agent

3.7.2 Floor Structure

FLOOR STRUCTURE - GENERAL COMMENTS

FRONT AND FRONT RIGHT CRAWLSPACE

White paint was noted on i-joists and subfloor at the noted locations. The reason was not apparent. No signs of damage were noted, but you may want to inquire with the owner or the builder to determine why these areas are painted for your information so that you can convey that info to any potential buyer who may ask.

Recommendation
Contact the seller for more info



4.1.1 Roof Coverings

ROOF - LIFTED SHINGLES (MINOR)

FRONT AND REAR ROOF

Lifted shingles were found at the noted location(s) . The concern is that these can be subject to wind damage and leaks. Any lifted shingles should be repaired by a professional roofing contractor.

Recommendation
Contact a qualified roofing professional.



4.2.1 Gutters and Drainage

GUTTERS - DRAIN PIPES, GENERAL COMMENT

REAR WALL

A makeshift downspout made out of PVC pipes has been installed at the rear gutter. The reason is not known, but it is possible that the gutter without a downspout at that end was overflowing/dripping/not pitched properly to the downspout at the left rear and the homeowner added the makeshift downspout in response. The gutter should be evaluated by a qualified contractor to determine if the makeshift downspout can be removed and if the gutter itself is pitched properly to manage rainwater and roof drainage.

Recommendation

Contact a qualified professional.



6.3.1 Windows

WINDOWS - FAILED SEAL

KITCHEN/DINING AREA

Thermal (hermetic) seals on insulated glass windows have failed on windows at the noted location(s). Lost seals can reduce the thermal efficiency of the windows and in extreme cases can reduce visibility through the glass. Any bad glass should be replaced by a window and glass professional. The detection of lost seals can be extremely difficult due to differences in temperature, lighting and the condition of the windows. It is not guaranteed that all lost seals can be found. For a more thorough evaluation of any suspect windows you should consult with a window and glass professional.

Recommendation

Contact a qualified window repair/installation contractor.



10.5.1 Electrical Fixtures

LIGHT INOPERABLE

FRONT PORCH FLOODLIGHT, MULTIPLE BULBS IN BOTH BATH VANITY LIGHT FIXTURES

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.



10.6.1 Smoke Alarms

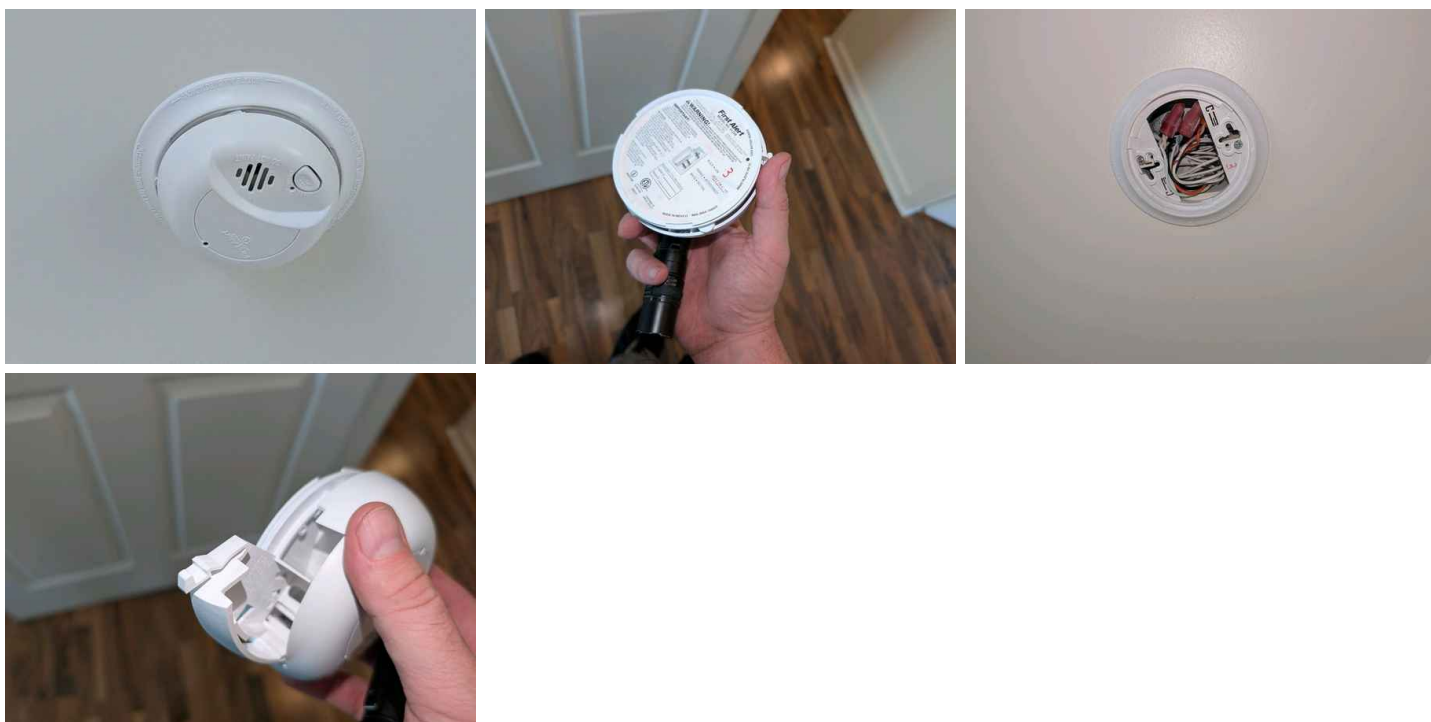
SMOKE ALARMS - NOT FUNCTIONAL, NOT POWERED

 Safety Hazard

A working smoke alarm was not found in the home. Smoke alarms are installed in bedrooms and hallways within 15 feet of bedrooms, but do not appear to have ever been connected to the circuit for power and no backup battery was ever installed, leaving the smoke alarms inoperable and occupants at risk. Smoke alarms should be connected to the powered circuit and have backup batteries installed for fire safety.

Recommendation

Contact a qualified electrical contractor.



10.7.1 Carbon Monoxide Alarms

CARBON MONOXIDE ALARMS - NOT FUNCTIONAL, NOT POWERED

 Safety Hazard

A working carbon monoxide alarm was not found in the home. A combination Smoke/Carbon Monoxide alarms is installed in the hallway within 15 feet of bedrooms, but does not appear to have ever been connected to the circuit for power and no backup battery was ever installed, leaving the carbon monoxide alarm inoperable and occupants at risk. Carbon Monoxide alarms should be connected to the powered circuit and have backup batteries installed for fire safety.

Recommendation

Contact a qualified professional.

