

REPAIR REQUEST LIST

205 Palafox Dr, Chapel Hill, NC 27516
08/21/2026 2:04 pm

3.2.1 - Exterior: Siding, Flashing & Trim
DETERIORATION

 Common Defect

Yes

Areas of siding and/or trim were noted to be deteriorated. This can allow moisture intrusion into the walls of the home. Recommend having the areas evaluated for repair by a siding contractor.

Recommendation
Contact a qualified siding specialist.



Rot at right front porch post on back side

3.3.1 - Exterior: Eaves, Soffits & Fascia
GAP

 Maintenance Item

Yes

There is a gap between trim materials in the eaves. This can allow in water and is an aesthetic concern. Consult a carpenter or roofing for further evaluation and repair.

Recommendation
Contact a qualified siding specialist.



Multiple gaps noted in trim work

3.3.2 - Exterior: Eaves, Soffits & Fascia

LOOSE COMPONENT

 Maintenance Item

Yes

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.



Loose piece at front right corner



Location shot



Several shutters appear loose and need securing

3.4.1 - Exterior: Exterior Doors

ROT ALONG BOTTOM OF DOOR

 Common Defect

Yes

Rot was noted on the bottom of an exterior door. This can inhibit function and is an aesthetic concern. Consultant a carpenter or contractor for evaluation.

Recommendation
Contact a qualified carpenter.



Exterior doors and trim had noticeable amounts of rot along bottom



3.5.1 - Exterior: Exterior of Windows SCREENS DAMAGED/MISSING

 Common Defect

No

Several screens were noted to be damaged and/or missing at the exterior of the home. This may inhibit function or be an aesthetic concern. Consult a windows contractor for evaluation.

Recommendation

Contact a qualified window repair/installation contractor.



Example of torn screen



Example of missing Screen

3.6.1 - Exterior: Decks, Balconies, Porches & Steps DETERIORATION

 Major Concern

Yes

Deteriorated wood was noted in the deck. This can present structural issues and be a safety concern. Further evaluation by a deck contractor or general contractor is recommended.

Recommendation

Contact a qualified deck contractor.



Several deck posts have significant deterioration at grade level



Exterior band member that supports stairs is cracked and needs review

3.7.1 - Exterior: Walkways, Patios & Driveways

TYPICAL DRIVEWAY CRACKING

 Maintenance Item

No

Typical cracking was noted in parts of the driveway slab. This is common with most homes. Cracks can be caulked to help prevent water intrusion and extend the life of the driveway. Consult a handyman or driveway specialist.



Typical slab cracks noted in driveway

4.1.1 - Interior: Interior Doors
DOOR DOESN'T LATCH

 Maintenance Item

No

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



Multiple doors throughout the home do not latch and need adjustment

4.2.1 - Interior: Interior of Windows
OPERATION

 Maintenance Item

NO

One or more windows did not operate as expected. As windows age, they often suffer minor flaws, such as not staying open, being difficult to lock, or having the top sash drop down. Consult a handyman for maintenance and/or a window professional for a quote for replacement.

Recommendation
Contact a qualified window repair/installation contractor.



Several windows did not stay open

4.2.2 - Interior: Interior of Windows
FAILED SEAL

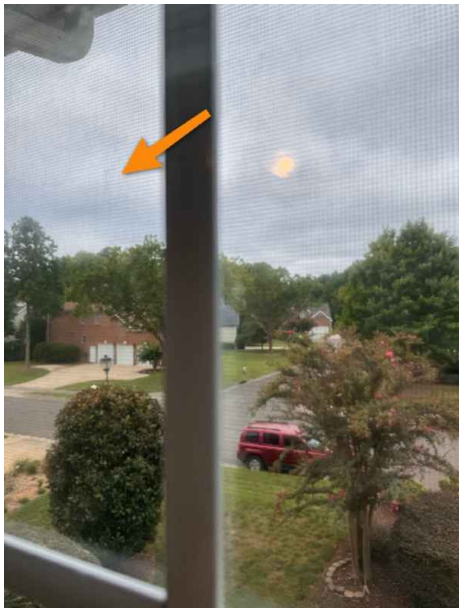
 Common Defect

Yes

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



At least two sashes showed evidence of fogging



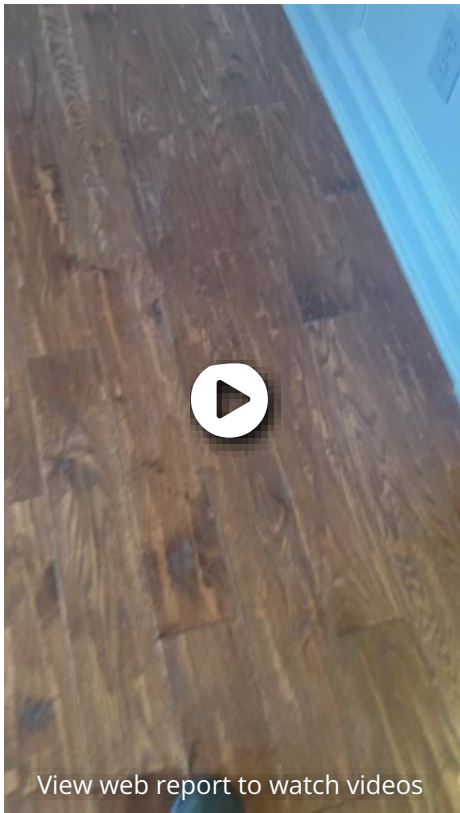
4.3.1 - Interior: Floors
SOFT AREA OF FLOORING

 Maintenance Item

One spot, added a nail

An area of bouncy or soft flooring was noted. This is often from missing nails or poorly secured subfloor. Recommend evaluation by a flooring contractor.

Recommendation
Contact a qualified flooring contractor



Some areas of hardwood flooring popped when walked upon

4.4.1 - Interior: Walls and Ceilings

WATER STAINS

Common Defect

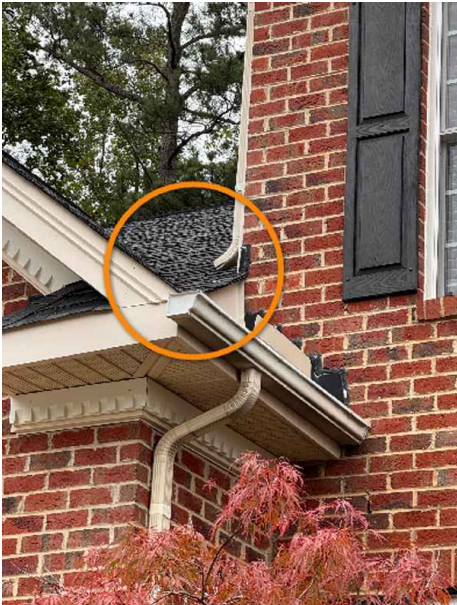
Yes

Water stains were noted in an area of the ceilings and/or walls of the home. This can have numerous sources such as possible roof leaks, water leaks, condensate overflow from air handler pans, condensation on ductwork or plumbing vents, or other sources.

Recommendation
Contact a qualified roofing professional.



Water stain in garage ceiling at right middle



Area roughly corresponds to gutter downspout above



The corresponding area of the attic did not show any visible staining or damage

6.3.1 - Garage: Overhead Door OPERATION

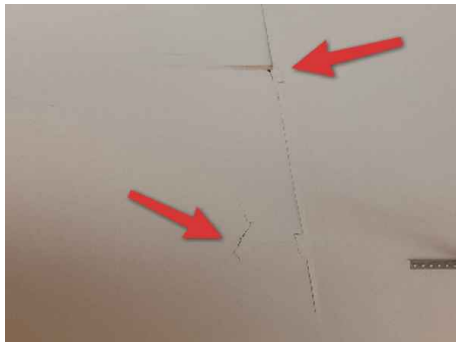


Yes

The overhead door is causing the garage ceiling to crack. This is a safety hazard as it could result in failure. Consult a garage door specialist for further evaluation.



Garage door is causing ceiling drywall to crack and separate indicating poor support



6.3.2 - Garage: Overhead Door PANEL DAMAGE



No

Garage door panel is damaged. This can create a dangerous situation during operation. Recommend a qualified garage door contractor evaluate.



Dented area of bottom panel on left side



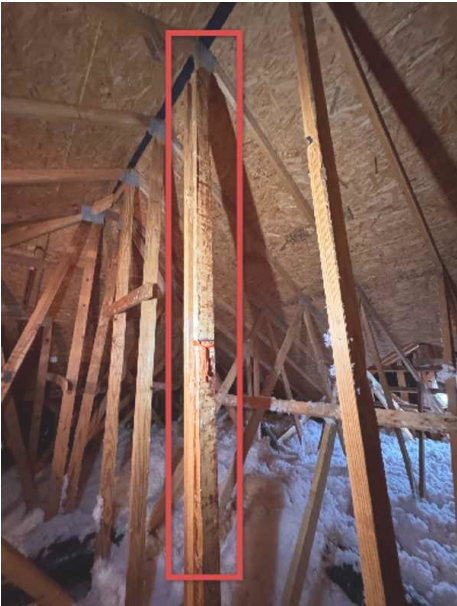
7.1.1 - Attic: Attic Framing TRUSS DAMAGE



Yes

A truss was noted to be damaged in the attic. This can lead to roof failure under conditions of high winds and/or snow. Trusses are an engineered system, and any repair must be at the direction of a structural engineer to ensure it is adequate.

Recommendation
Contact a qualified structural engineer.



A truss at the center of the attic is damaged and the repair may be inadequate. Consult the sellers for any information on the repair and/or consult a structural engineer

8.1.1 - Foundation: Foundation
VAPOR BARRIER IN POOR REPAIR

 Common Defect

Yes

The vapor barrier is in poor repair and/or missing in parts of the crawlspace. This can allow unwanted moisture buildup that can lead to organic growth and/or termite infestation. Consult a foundation contractor for evaluation.

Recommendation
Contact a foundation contractor.



Vapor barrier bunched in multiple spots

8.1.2 - Foundation: Foundation
WATER INTRUSION THROUGH CRAWLSPACE WALL

Yes

 Common Defect

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



Evidence of water intrusion at the front center of the crawlspace

8.1.3 - Foundation: Foundation
POSSIBLE TERMITE ACTIVITY

 Common Defect

termite inspection done, no termites

An area of possible wood-destroying insect activity was noted. It appeared to be inactive, however, it is always prudent to have regular pest inspections performed by a professional.

Recommendation
Contact a qualified pest control specialist.



Possible termite tube at front center of the crawlspace. Drill marks for treatment were also noted.

8.2.1 - Foundation: Floor Framing
FLOOR INSUALTION FALLING DOWN

 Maintenance Item

Yes, push it back up

Insulation was falling down in several areas of the crawlspace. Consult a handyman or insulation contractor for repair.

Recommendation

Contact a qualified insulation contractor.



Several pieces of insulation have fallen down in the crawlspace

9.4.1 - Heating/Venting/Air Conditioning (HVAC): Vent Systems
DRYER VENT NEEDS CLEANING

 Maintenance Item

Yes

Recommend cleaning lint buildup at dryer vent for fire safety reasons.

Recommendation

Contact a handyman or DIY project



Lint buildup at exterior dryer vent

10.3.1 - Electrical: Lighting and Receptacles
MULTIPLE LIGHTS INOPERABLE

 Maintenance Item

Yes

Several lights are not operating. Most likely this indicates the need for replacement bulbs, but improper wiring can sometimes be the cause when multiple fixtures do not function. Recommend further evaluation by a licensed electrician.



Multiple lights throughout the home did not come on and probably need new bulbs



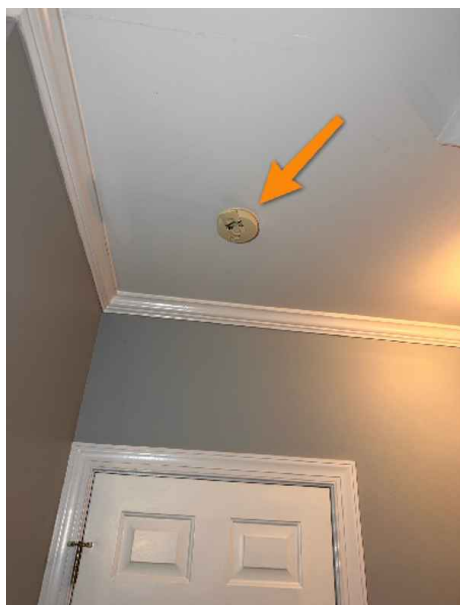
The front yard light did not come on and the cap is very loose

10.4.1 - Electrical: Detectors
DEFECTIVE

 Common Defect

yes

Detectors are present but not functioning properly. Recommend evaluation by a licensed electrician.



Multiple detectors are missing batteries and are also aged and yellowed