

Property Address: 248 Sulidae Court Elizabeth City, NC 27909

Listing agents' disclosure of property condition. A home inspection was performed on 06/21/25, the following items were discovered on the inspection and have not been addressed by the seller.

Seller: Carletta Waddler

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2.3.1 Exterior Defects:

**DOOR: TRIM/MOLDING DAMAGE**

DRIVEWAY/FAMILY ROOM DOOR

Moisture damage was observed at the weather exposed entry door threshold, trim and/or jamb. Without correction further deterioration can occur and can lead to moisture and/or pest entry into the structure. Repair or replacement of all affected areas, caulk (seal), prime and paint is recommended.



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2.3.2 Exterior Defects:

**DOOR: DAMAGED/DOESN'T SEAL**

RIGHT SIDE

There is one or more exterior entry doors that are damaged in one or more places, does not seal, hardware malfunction or not operating as intended. Repair and/or replace to secure that the door operates, locks and seals. In the case of garage doors to the interior of the home, an improperly sealed door compromised the fire barrier to the home. Without corrections moisture or pest entry is possible and can affect conditioning off the home.



5.5.1 Water Heater Defects:

**WATER HEATER: CORROSION/LEAK**

One or more taps, valves or fittings at the water heater supply and/or distribution system are corroded. The rusting and scaling at the components could eventually result in a rupture. Evaluation and replacement all the affected components by a licensed plumber



5.7.1 Fixture Defects:

**FIXTURE: LOOSE AT WALL**

2ND FLOOR BATHROOM SHOWER

The fixture/s attached to the tub/surround are inadequately fastened to the framing/structure behind finished surface. Have a plumber further evaluate and make corrections. Without corrections loose fixture can result in leaks and water damage.



5.7.3 Fixture Defects:

**FIXTURE: LOOSE SPIGOT/HOSE BIB**

EXTERIOR LEFT AND RIGHT

There is a hose bib that is loose and not adequately secured to the exterior of the home. Have a plumber evaluate this discovery and make corrections. Without corrections loose fixtures can result in damage to the fixture or leaks.

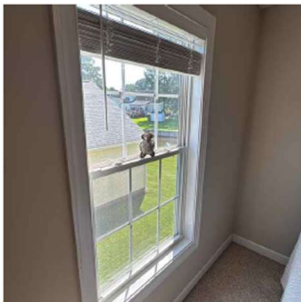


8.2.1 Interior Defects:

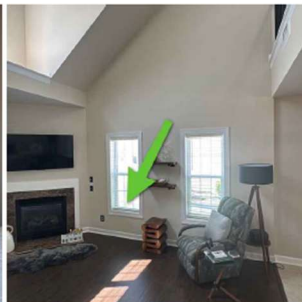
**INTERIOR: WINDOW, FAILED SEAL**

MULTIPLE LOCATIONS SEE PICTURE AREAS

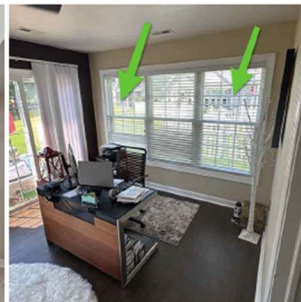
There are window(s) that suggest evidence of trapped moisture between the panes of glass. The location of the window(s) are provided. It is recommended that a window installer further evaluate the window/s to determine the scope of the discovery and what corrections are needed and repairs done.



2nd Floor Front Left Bedroom



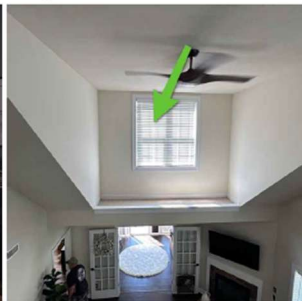
Living Room



Back sunroom



Master Bedroom



Living Room

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8.2.2 Interior Defects:

**INTERIOR: LOOSE/CRACKED TILE**

KITCHEN/EIK

The tile system in the floor is in poor condition, has loose or missing grout, cracked and or loose tile suggestion improper installation or floor movement or both. Loose tile can be a safety hazard, therefore a tile setter should be consulted to determine cause and repair costs and timing



- HVAC- New Air Conditioning unit installed 2025. Natural Gas Furnace original to the home (2005).

Buyer's acknowledgement of receipt of information:

\_\_\_\_\_ Date \_\_\_\_\_

Buyer

\_\_\_\_\_ Date \_\_\_\_\_

Buyer