



SUMMARY

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06/19/2026

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Seller Responses Below*

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

WE RECOMMEND ALL REPAIRS BE DONE BY LICENSED OR QUALIFIED PROFESSIONALS IN THE APPROPRIATE FIELD.

ALL STATEMENTS MADE IN THIS REPORT PERTAINING TO EXTERIOR LEFT, RIGHT, FRONT OR REAR WERE REFERENCED BY STANDING IN FRONT OF AND FACING THE STRUCTURE. ALL INTERIOR COMMENTS WERE MADE AS IF FACING THE ITEM.

3.1.1 Exterior Wall Clad

UNSEALED EXTERIOR AREAS - Rectified.

MULTIPLE LOCATIONS

Unsealed areas were observed on the exterior of the house. This is a water penetration and damage concern. Moisture can cause adverse conditions like moisture damage and organic growth.

Recommendation

Contact a qualified general contractor.



Left Front



Front J channel to wood transition - gaps in sealant



Right - J channel to meter transition



Right - wire penetration



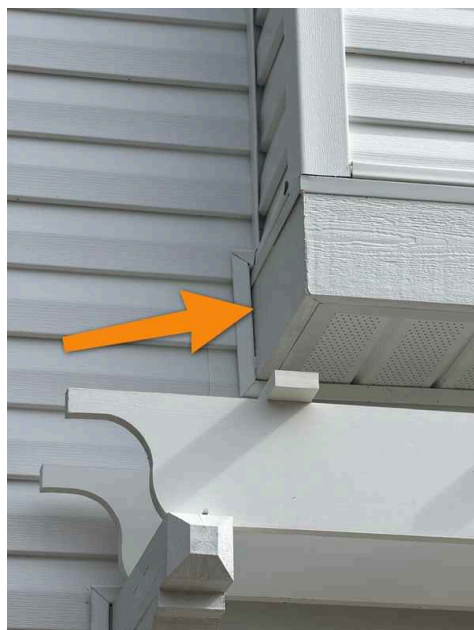
Rear - vent to J channel transition



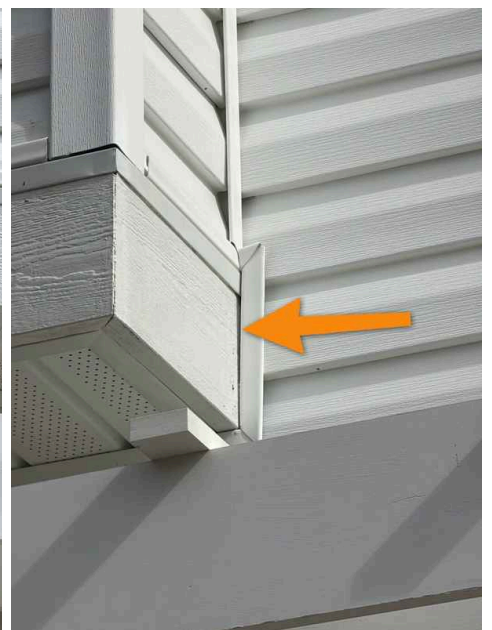
Left Rear



Right Front



Front



Front

3.4.1 Screens

NO SCREENS ON WINDOWS - In Garage.

MULTIPLE LOCATIONS

Screens are missing from the noted windows. This may allow for pest entry with the windows open. Recommend installing window screens at all operable windows if concerned.

Recommendation

Contact a qualified professional.

3.5.1 Doors

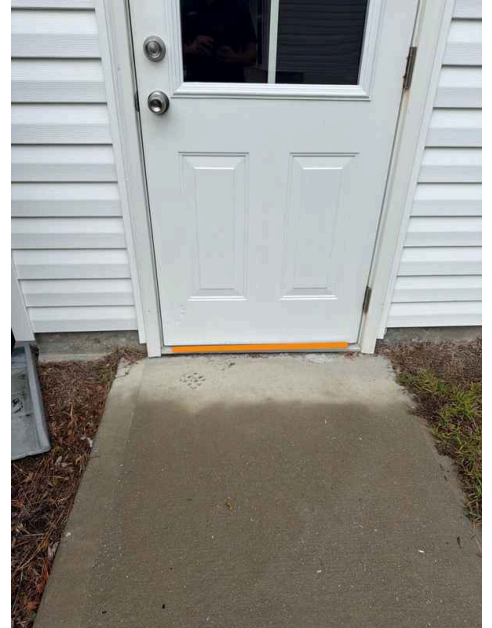
DOOR THRESHOLD NOT SUPPORTED - Rectified.

RIGHT

The entry door threshold at the noted location was not fully supported at the lower areas which allowed for movement when pressure is applied. Proper support helps ensure the stability of the lower door threshold and to prevent damage. Repairs are recommended.

Recommendation

Contact a qualified professional.



Right - garage side door

3.11.1 Driveway, Walkways and Patios

UNEVEN AND DAMAGED AREAS - As Built.

FRONT - CRACKING

Uneven and damaged areas have been observed on the surfaces at the noted locations. These present a risk of damage, toe stubbing, and tripping. Further review of the conditions is recommended for any necessary repairs.

Recommendation

Contact a qualified general contractor.



4.1.1 Roof Coverings

DEBRIS ON ROOF - Rectified.

MULTIPLE LOCATIONS

Vegetative debris has accumulated in the specified areas of the roof. Debris can impede proper water flow and may lead to water backing up beneath the shingles. The buildup of debris can reduce the lifespan of the roofing material. The areas beneath the debris are obscured, making it difficult to assess their condition. It is recommended that the debris be removed and to check the conditions of the areas that are currently concealed for any repairs needed.

Recommendation

Contact a qualified roofing professional.



Front



Rear

4.1.2 Roof Coverings

ATYPICAL SHINGLE OVERHANG - As Built.

FRONT

Areas of the shingles observed that did not have the proper overhang at the edges. The recommended overhang for asphalt composition shingles typically ranges from 1/4 inch to 3/4 inch at both the rakes and eaves. This is an installation and damage concern. We recommend further review for any repairs needed.

Recommendation

Contact a qualified roofing professional.



Front

4.2.1 Roof Flashings and Vent Protrusions

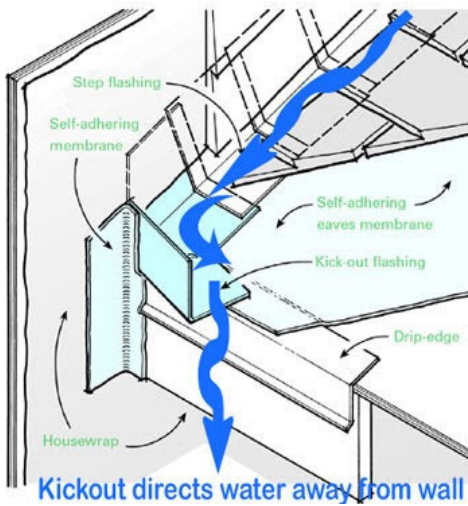
KICKOUT FLASHING MISSING - Rectified.

REAR LEFT

Kickout flashing was not present in area(s) where the fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where fascia meet a sidewall, preventing rainwater from infiltrating between the end of the fascia and the wall. Hidden damage behind the exterior wall clad or drywall may exist in areas where kickout flashing is missing. The home inspector probed if the area is safely accessible.

Recommendation

Contact a qualified general contractor.



5.4.1 Moisture Concerns

ORGANIC GROWTH OBSERVED - Rectified.

SCATTERED AREAS - ON TRUSSES

Stains, discoloration, growth and/or evidence of moisture observed in the attic at the noted area(s). These conditions may indicate mold and/or fungus growth, and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is recommended that a mold inspection be performed by a qualified professional to determine the presence and types of mold in the house and that corrective measures be taken to limit moisture inside the home.



Recommendation

Contact a qualified mold inspection professional.

5.5.1 Insulation

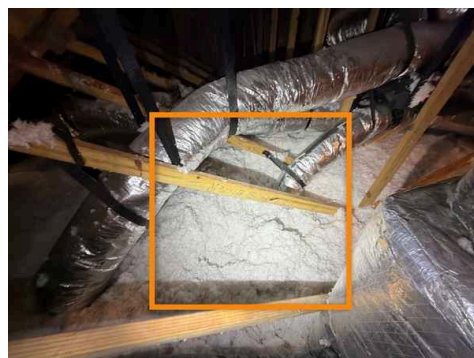
LOW/ MISSING INSULATION - Rectified.

SCATTERED AREAS - DISPLACED INSULATION FROM FOOTSTEPS

Low &/or missing insulation was noted in the attic at the noted area(s). This is an energy efficiency and moisture concern. Recommend having repaired as required.

Recommendation

Contact a qualified general contractor.



8.2.1 Moisture Concerns

ORGANIC GROWTH OBSERVED - Rectified.

RIGHT REAR BEDROOM CLOSET

Stains, discoloration, growth and/or evidence of moisture observed in the mentioned area(s). These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home.

Recommendation

Contact a qualified mold inspection professional.



Right Rear Bedroom Closet

8.4.1 Doors

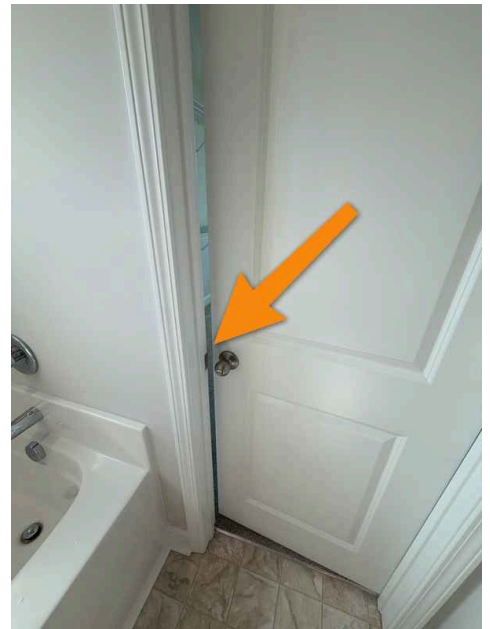
DOOR(S) NOT LATCHING - Rectified.

PRIMARY BEDROOM CLOSET

The door latch bolt did not align with the hole in the strike plate, and did not hold the door closed. This is an adjustment concern.

Recommendation

Contact a qualified professional.



Primary Bedroom Closet

9.3.1 Sinks

DRAIN STOPPER INOPERABLE - Rectified.

PRIMARY BATHROOM RIGHT SINK - STOPPER DOES NOT SEAL

The drain stopper was inoperable. This is a function concern and does not allow for filling of the fixture. Recommend review for repair.

Recommendation

Contact a qualified professional.



12.1.1 Slab

WASHOUT OBSERVED - Rectified.

LEFT - BOTTOM AREAS OF SLAB EXPOSED

Washout was observed at areas of the structure. Unable to determine the extent or if damage is present to the slab as a result. Recommend further evaluation by a licensed professional to determine if damage is present and for appropriate repairs to restore to proper conditions.

Recommendation

Contact a qualified general contractor.



13.2.1 Distribution / Ducting

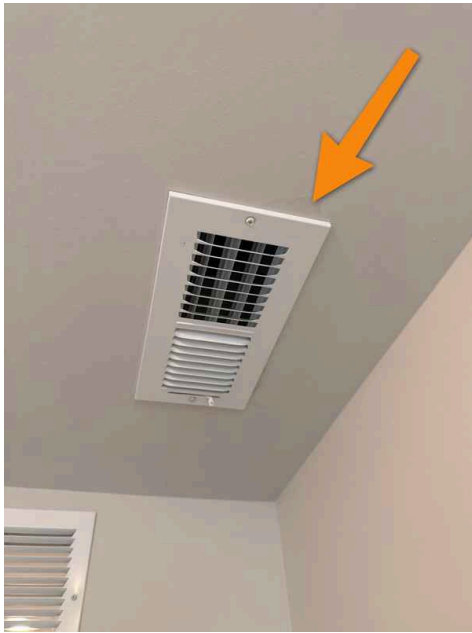
MOISTURE STAINS AT AIR REGISTERS - Rectified.

MULTIPLE LOCATIONS

Staining was observed around the air registers indicating a possible loose connection at the duct boot. This is a damage and energy efficiency concern. Recommend review by a licensed HVAC contractor to ensure ducts are properly sealed to ensure proper operation and prevent further damage.

Recommendation

Contact a qualified heating and cooling contractor



Laundry room



2nd Floor bonus room Rear

13.2.2 Distribution / Ducting

LEAKING DUCTWORK - Rectified.

ATTIC CENTER - LEFT/RIGHT SIDES AT AIR HANDLER

Leaking observed at the HVAC ductwork. This is a conditioned air loss concern. Recommend having repaired and verifying proper operation.

Recommendation

Contact a qualified heating and cooling contractor

