



SUMMARY
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 NC 28348
 John Freudenberg
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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.



ITEMS INSPECTED



MAINTENANCE,
 COSMETIC,
 DEFICIENCIES,
 LIMITATIONS



DEFICIENCIES, SAFETY
 CONCERNS



IMMEDIATE ACTION
 ITEMS, SAFETY
 HAZARDS

7.1.1 General

**FLOAT SWITCH
 NOT INSTALLED**



A float switch was not installed on the condensation drain pan beneath the air handler. A float switch detects the presence of moisture and turns off the unit when it is detected. This condition may cause moisture intrusion in the home in the event the condensation drain pan were to overflow with water and the condensation drain tubes were blocked. Recommendation consult with a qualified HVAC professional to evaluate this condition and perform any necessary repairs.

Recommendation
 Contact a qualified HVAC professional.

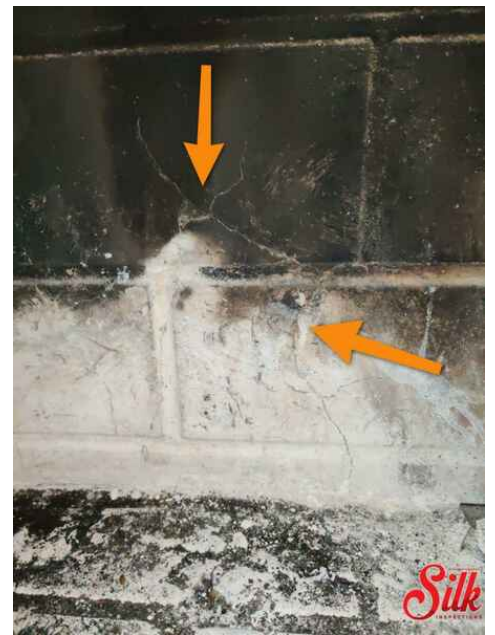


7.7.1 Fireplace/Chimney **CRACKED FIREBOX**

Deficiencies, Safety Concerns

There were cracks observed in the firebox. This condition is a safety/fire concern. Recommendation: consult with a qualified fireplace contractor to evaluate this condition and perform any necessary repairs prior to operating the fireplace.

Recommendation
Contact a qualified fireplace contractor.



8.2.1 Electrical **SMOKE - JUNCTION BOX**

Immediate Action Items, Safety Hazards

Smoke was observed coming from a junction box. This condition is a fire hazard and should be evaluated and corrected immediately by a qualified electrical professional. Recommendation: consult with a qualified electrical professional to evaluate this condition and perform any necessary repairs.

Recommendation
Contact a qualified electrical contractor.



9.2.1 Asphalt Shingle **IMPROPER/INADEQUATE PREVIOUS REPAIRS**

 Deficiencies, Safety Concerns

The roof covering had evidence of inadequate repairs. This condition may lead to moisture intrusion and may indicate that the roof covering is at the end of its useful life. Recommendation: consult with a qualified roofing professional to evaluate this condition and perform any necessary repairs or replacement.

Recommendation
Contact a qualified roofing professional.

