

410 Widdington Lane
Pre Listing Inspection Report

Sellers hired Pillar to Post to complete a pre-listing inspection 01/27/26

2.2 Bushes trimmed, and vines removed from structure.

2.3, 2.4 Uneven walkway and cracked driveway repaired by Triangle Reconstruction (Invoice #1)

3.2 Foundation crack repaired by Triangle Reconstruction (Invoice #1)

3.6.2 Wood rot repaired (Invoice #2)

3.6.3 Window in primary bedroom and living room with failed seals repaired (Invoice #3)

3.8 Gaps in brick porch steps and settlement away from porch repaired by Triangle Reconstruction (Invoice #1)

3.8.1 Efflorescence in the crawlspace mitigated and repaired by Triangle Reconstruction (Invoice #1)

5.5 Exhaust duct from primary bathroom repaired. Exhaust duct from hallway bathroom replaced (Invoice #4)

6.4.1, 12.3 Windows that were painted shut were repaired (Invoice #3)

6.5.1 Garage door repaired (Invoice # 5)

8.2.2 Installed new insulation where missing (Invoice #1)

9.9, 9.12, 9.14 Electrical items repaired (Invoice # 6)

-During inspections, the sellers also discovered chimney flashing and the box vent on the roof needed to be repaired. Repaired by Shield Roofing (Invoice # 7)



Home Inspection Report

Prepared exclusively for
Anka Nitzkowski



PROPERTY INSPECTED:
**410 Widdington Lane
Cary, NC 27519**

Date of Inspection: 01/27/2026

Inspection No. 341641-32

COMPANY:

Patrick Preslar
A Pillar To Post Authorized Franchise
1132 Whitecroft Dr
Raleigh, NC 27603
patrick.preslar@pillartopost.com
(919) 871-8880

INSPECTOR:

A handwritten signature in black ink that reads "Patrick Preslar".

Patrick Preslar
patrick.preslar@pillartopost.com
(919) 675-7116

Each office is independently owned and operated

REPORT SUMMARY

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.

2.0 PROPERTY AND SITE

2.3 Walkway(s)

2.3.2 The uneven walkway is a trip hazard. This should be corrected for safety.

2.4 Driveway(s)

2.4.1 Cracks were visible in the driveway. Cracks allow water to penetrate under the slab and cause movement. Recommend having a licensed contractor repair cracks to reduce moisture intrusion and further damages.

3.0 EXTERIOR

3.6 Windows

3.6.2 Wood rot identified in areas. This should be repaired or replaced soon to minimize additional damage. The following is a partial list of areas that will require repair: Dining room window sill, large window sill above the front door.

3.8 Porch(es)

3.8.1

- Gaps were visible in the brick porch steps. This can allow water to penetrate which can cause the bricks to come loose once the moisture freezes/thaws. Have a licensed contractor repoint the missing mortar joints in the front porch steps to reduce moisture intrusion, resulting in the future damages from freeze/thaw conditions.
- The front porch steps have settled away from the front porch, resulting in them becoming detached from the porch. This has created an area for water to infiltrate behind the steps and under the porch causing efflorescence and moisture in the crawlspace. Over time, additional settling can occur, causing further damages to the porch and crawlspace. Recommend having a licensed and insured masonry contractor repair to reduce future hazard/damages. Recommend having the efflorescence in the crawlspace underneath the porch mitigated by a basement/foundation mitigation professional.

5.0 ATTIC

5.5 Exhaust Duct

5.5.1 The duct from the primary bathroom exhaust vent is torn and is currently venting into the attic. This can cause moisture buildup which can lead to fungal growth. Recommend having a licensed HVAC contractor repair/install new exhaust vent to discharge to the exterior through an approved vent to reduce moisture/condensation related damages.

The exhaust vent for the hallway bathroom is disconnected from the roof vent cover at the time of the inspection of the attic. This can cause moisture buildup which can lead to fungal growth. Recommend having a licensed HVAC contractor reconnect and make any necessary repairs.

8.0 CRAWLSPACE

8.2 Insulation

8.2.2 The insulation under the living room is missing and other areas of insulation are falling out of the joist bays. Missing or improperly installed insulation can cause heat/air loss leading to higher energy costs. Recommend having a licensed and insured insulation company make necessary repairs and replace the missing insulation.

12.0 INTERIOR

12.3 Windows

12.3.1 Several of the windows throughout the home are painted or otherwise stuck shut. This prevents inspection of the sill plates and operation of window. Each room should have an operable window for emergency egress purposes. A licensed and insured contractor should repair or replace so that at least one window in each room opens normally for emergency purposes.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.

Thank you for choosing Pillar To Post

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The home inspection is meant to provide the client with an understanding of the property conditions, as inspected at the time of the inspection. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of left and right is from the perspective of facing the house from the front.

This inspection was conducted for the client named on this report. This inspection report and report summary are for the exclusive use of the client and is not transferrable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only. Our liability is only to our client. It is assumed that all recommendations made in this report would be addressed by licensed / qualified professionals to meet or exceed modern practices / requirements for their respective trades.

1.1.2 A rodent inspection has been completed as part of this Premium Inspection, no evidence of infestation at time of inspection.

1.2 Inspector

1.2.1 This inspection was performed by Pillar To Post Home Inspectors. Your inspector today was Patrick Preslar. NC Home Inspector License #6243.

1.3 Scope of Inspection

1.3.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

1.3.2 A Pillar To Post Premium inspection was conducted on the home. In addition to inspecting all of the items as per our Plus package, the following additional services are included:

- Infrared scanning for potential water or dampness issues
- Pillar to Post Home Manual
- Inspection for evidence of rodent activity
- An enhanced customer satisfaction guarantee
- Lifetime maintenance advisory service

A thermal camera has been utilized to aid in the visual inspection. The Pillar To Post® Professional Home Inspection STANDARDS OF PROFESSIONAL PRACTICE FOR THE USE OF AN INFRARED CAMERA ON A HOME INSPECTION have been used. Any defects or moisture damage will have a picture of the thermal anomaly and all moisture is verified with a hand held moisture meter when accessible.

A rodent inspection was performed as part of the visual inspection for this home. Any signs of infestation or access points will be identified clearly in the report pictures will be added when possible, it is always recommended to have a professional pest control company perform any repairs as needed.

1.4 Inspection / Site Conditions

1.4.1 Thank you for choosing Pillar To Post

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The home inspection is meant to provide the client with an understanding of the property conditions, as inspected at the time of the inspection. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of left and right is from the perspective of facing the house from the front.

2.0 PROPERTY AND SITE

2.1 Limitations

- △ Irrigation system was not inspected due to freezing weather conditions
- △ Unable to inspect retaining wall in rear due to ice and snow

2.2 Landscape / Grading

2.2.1 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

2.3 Walkway(s)

- ☑ Concrete

2.3.1 The walkway(s) were inspected and no significant deficiencies were observed.

2.3.2 **The uneven walkway is a trip hazard. This should be corrected for safety.**



2.4 Driveway(s)

- Concrete

2.4.1 **Cracks were visible in the driveway. Cracks allow water to penetrate under the slab and cause movement. Recommend having a licensed contractor repair cracks to reduce moisture intrusion and further damages.**



2.5 Retaining Wall(s)

- Masonry

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

3.2 Foundation Surface

- Brick

3.2.1 The foundation surfaces were inspected and no significant deficiencies were observed.

3.2.2 Foundation crack was visible on the foundation wall at the rear of the house under the kitchen area. Cracks indicate settlement and can also result in water intrusion into the structure. Recommend pointing up the mortar and monitoring the cracked brick.



3.3 Wall Surface

- Fiber cement siding
- Hardboard siding

3.3.1 The wall surfaces were inspected and no significant deficiencies were observed.

3.4 Eaves / Fascia / Soffit

- Wood

3.4.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

3.5 Trim

- Wood

3.5.1 The trim was inspected and no significant deficiencies were observed.

3.6 Windows

- Wood

3.6.1 Exterior window frames and trim inspected from ground level.

3.6.2 Wood rot identified in areas. This should be repaired or replaced soon to minimize additional damage. The following is a partial list of areas that will require repair: Dining room window sill, large window sill above the front door.



3.6.3 Window in the primary bedroom has failed thermal seal. Replace, if desired, as this is a cosmetic issue.
(Primary Bedroom)



3.7 Exterior Doors

Metal

3.7.1 The doors were inspected and no significant deficiencies were observed.

3.8 Porch(es)

Brick

3.8.1 • **Gaps were visible in the brick porch steps. This can allow water to penetrate which can cause the bricks to come loose once the moisture freezes/thaws. Have a licensed contractor repoint the missing mortar joints in the front porch steps to reduce moisture intrusion, resulting in the future damages from freeze/thaw conditions.**

• **The front porch steps have settled away from the front porch, resulting in them becoming detached from the porch. This has created an area for water to infiltrate behind the steps and under the porch causing efflorescence and moisture in the crawlspace. Over time, additional settling can occur, causing further damages to the porch and crawlspace. Recommend having a licensed and insured masonry contractor repair to reduce future hazard/damages. Recommend having the efflorescence in the crawlspace underneath the porch mitigated by a basement/foundation mitigation professional.**





3.9 Deck(s)

- ☑ Pressure Treated Wood

3.9.1 The deck(s) were inspected and no significant deficiencies were observed.

4.0 ROOFING SYSTEM

4.1 Limitations

- ⚠ Parts of the roof were not visible at the time of the inspection due to snow and ice.

4.2 Roofing Inspection Method

- ☑ Inspected from roof edge.
- ☑ Inspected from ground with binoculars / camera zoom.

4.2.1 Roofing was inspected and reported on based on the conditions found at the time of inspection.

4.3 Sloped Surface(s)

- ☑ Composite shingles

4.3.1 The sloped surfaces were inspected and no significant deficiencies were observed.

4.4 Flashings

- ☑ Metal

4.5 Roof Drainage

- ☑ Aluminum

4.5.1 The roof drainage was inspected and no significant deficiencies were observed.

4.6 Chimney(s)

- ☑ Masonry

5.0 ATTIC

5.1 Limitations

- △ Attic is completely floored, unable to view insulation

5.2 Attic Access

- ☑ Entered into the attic.

5.2.1 Inspected and no issues found at time of inspection.

5.3 Insulation

- ☑ Fiberglass

5.4 Ventilation

- ☑ Gable vents
- ☑ Ridge vents

5.4.1 The ventilation was inspected and no significant deficiencies were observed.

5.5 Exhaust Duct

- ☑ Uninsulated

5.5.1 **The duct from the primary bathroom exhaust vent is torn and is currently venting into the attic. This can cause moisture buildup which can lead to fungal growth. Recommend having a licensed HVAC contractor repair/install new exhaust vent to discharge to the exterior through an approved vent to reduce moisture/condensation related damages.**

The exhaust vent for the hallway bathroom is disconnected from the roof vent cover at the time of the inspection of the attic. This can cause moisture buildup which can lead to fungal growth. Recommend having a licensed HVAC contractor reconnect and make any necessary repairs.





5.6 Sheathing

- Oriented Strand Board

5.6.1 The sheathing was inspected and no significant deficiencies were observed.

6.0 GARAGE / CARPORT

6.1 Structure

- Wood frame

6.1.1 The structure was inspected and no significant deficiencies were observed.

6.2 Interior Access Door(s)

- Fire rated
- Metal

6.2.1 The interior access door(s) were inspected and no significant deficiencies were observed.

6.3 Exterior Access Door(s)

- Metal

6.3.1 The exterior access door(s) were inspected and no significant deficiencies were observed.

6.4 Windows

6.4.1 The window did not function when inspected believed to be painted shut. Recommend further evaluation and repair to obtain full use.

6.5 Vehicle Door(s)

- Fiberglass
- Insulated
- Overhead

6.5.1 • The garage door would not close properly; the door would reverse when the button was released indicating a possible malfunctioning door/sensor. Have a garage door specialist evaluate and repair as needed.
 • The garage door did not reverse on its own after meeting resistance, using the standard resistance test. This can cause damages to cars and be a safety hazard to people. Have a garage door specialist adjust and repair as needed to reduce safety hazard and damage to the unit.

6.6 Floor

- Concrete

6.6.1 The floor was inspected and no significant deficiencies were observed.

6.7 Ceiling

- Drywall / Plaster

6.7.1 The ceiling was inspected and no significant deficiencies were observed.

7.0 STRUCTURE

7.1 Limitations

- △ Ceiling structure is concealed. Unable to comment on it.
- △ Wall structure is concealed. Unable to comment on it.

7.2 Structure General Comments

7.2.1 All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawlspace or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

7.3 Foundation

- ☑ Concrete
- ☑ Concrete block
- ☑ Piers

7.3.1 The foundation was inspected and no significant deficiencies were observed.

7.4 Floor Structure

- ☑ Wood - dimensional lumber.

7.4.1 Inspected

7.5 Wall Structure

- ☑ Wood frame

7.6 Roof Structure

- ☑ Rafters
- ☑ Plywood / OSB roof sheathing.

7.6.1 Inspected

7.7 Ceiling Structure

- ☑ Wood rafters

8.0 CRAWLSPACE**8.1 Access**

- ☑ Entered
- ☑ From access opening

8.2 Insulation

- ☑ Fiberglass

8.2.1 Inspected

8.2.2 The insulation under the living room is missing and other areas of insulation are falling out of the joist bays. Missing or improperly installed insulation can cause heat/air loss leading to higher energy costs. Recommend having a licensed and insured insulation company make necessary repairs and replace the missing insulation.





8.3 Vapor Barrier

- Plastic

8.3.1 The vapor barrier was inspected and no significant deficiencies were observed.

8.4 Moisture Barrier

- Plastic

8.4.1 The moisture barrier was inspected and no significant deficiencies were observed.

9.0 ELECTRICAL SYSTEM

9.1 Limitations

- Unable to locate ground location. Recommend contacting current homeowner to determine where the ground is located.

9.2 Electrical General Comments

9.2.1 All Electrical items listed below were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

9.3 Service Entrance

- ☑ Electrical service to the home is by underground cables.

9.3.1 The service entrance was inspected and no significant deficiencies were observed.

9.4 Service Size

- ☑ 200 Amps

9.4.1 The service size was inspected and no significant deficiencies were observed.

9.5 Main Disconnect(s)

- ☑ The main electrical disconnect is in the garage.

9.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

9.6 Distribution Panel(s)

- ☑ Breakers
- ☑ Electrical panel located in garage

9.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

9.7 Grounding

- ☑ Grounded at grounding rod.

9.8 Branch Circuit Wiring

- ☑ Copper wire branch circuits.

9.8.1 The branch circuit wiring was inspected and no significant deficiencies were observed.

9.9 Receptacles

- ☑ Three pronged receptacles

9.9.1 A number of receptacles throughout the house have been painted over causing a plug to not be able to be inserted. Painted receptacles can also be a fire hazard. Recommend a licensed and insured electrical contractor to do an exhaustive inspection of the home's receptacles and replace as needed.

9.10 Lighting / Ceiling Fan(s)

- ☑ Ceiling fan/lights
- ☑ Florescent lights

9.10.1 The lighting / ceiling fan(s) were inspected and no significant deficiencies were observed.

9.11 Exhaust Fan(s)

9.11.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

9.12 GFCI Devices

9.12.1 The GFCI(s) did not trip when tested. A qualified electrician should further assess and correct as required for electrical safety. **(Kitchen)**

9.12.2 No GFCI receptacles are installed. Recommend installing GFCI receptacles to reduce safety concerns.

- Half Bathroom
- Hallway Bathroom
- Primary Bathroom

9.13 AFCI Devices

9.13.1 New electrical standards require AFCI circuits for all bedrooms. It would be a prudent upgrade to install AFCI breaker(s) for safety. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

9.14 Smoke Alarms

- ☑ Smoke Alarm

9.14.1 Smoke detectors were missing throughout the home. Recommend installing smoke detectors where needed for improved safety.

9.15 Carbon Monoxide Alarms

- ☑ Smoke and Co combination unit

9.15.1 Carbon monoxide detector was tested and operated as intended at the time of the inspection due

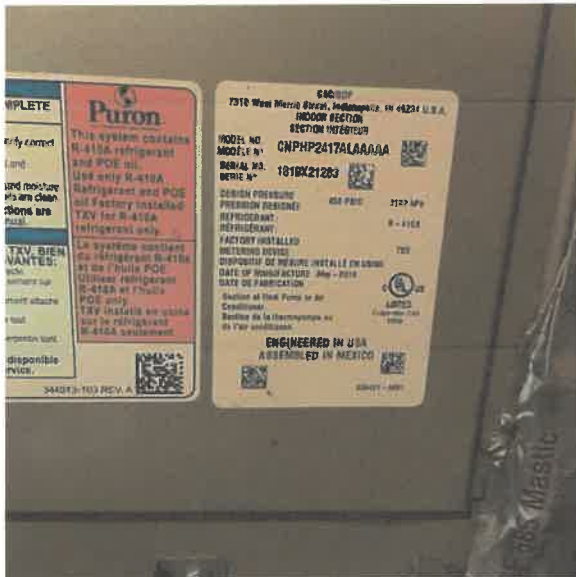
10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 AC / Heat Pump System(s)

10.1.1 A/C unit not tested due to low outdoor temperatures. Determine function prior to cooling season. The air conditioning unit needs to be cleaned and serviced. The heating unit in the attic has a tear in the duct tape allowing air to escape into the attic. Recommend retapping the duct.

CARRIER CORPORATION 7310 West Morris Street Indianapolis, IN 46221 U.S.A.		MODEL N° DU MODELE 48VL-A2405000T	
		SERIAL / SERIE 43N013131	
FACTORY CHARGED WITH R-410A REFRIGERANT			
POWER SUPPLY	PHASE	V	PH
PERMISSIBLE VOLTAGE AT UNIT			
VOLTS AC			
COMPRESSOR	20920	1	30
MOTOR	20600	1	30
OUTDOOR FAN	20600	1	30
INDUCED DRAFT	10520	1	30
GAS INPUT / GAZ ENTREE (See Note Below)			
GAS OUTPUT / GAZ SORTIE (See Note Below)			
AIR TEMPERATURE RISE			
AUGMENTATION DE LA TEMPERATURE DE L'AIR			
DESIGN MAXIMUM OUTLET AIR TEMPERATURE / CONÇU POUR UNE TEMPERATURE MAX D'AIR À SORTIE DE			
THERMAL EFFICIENCY			
MAX INLET GAS PRESSURE / PRESSURE MAX D'ADMISSION DE GAZ			
MAX INLET GAS PRESSURE / PRESSURE MAX D'ADMISSION DE GAZ			
FOR PURPOSE OF INPUT ADJUSTMENT / POUR L'AJUSTEMENT D'ENTRÉE			
ALTITUDE			
STAGE			
PORT			
TEMPERATURE			





11.0 PLUMBING SYSTEM

11.1 Water Main

- Coat closet

11.1.1 The water main was inspected and no significant deficiencies were observed.

11.2 Distribution Piping

- PVC / CPVC

11.2.1 The distribution piping was inspected and no significant deficiencies were observed.

11.3 Drain, Waste, and Vent Piping

- Plastic

11.3.1 The drain, waste and vent piping was inspected and no significant deficiencies were observed.

11.4 Water Heating Equipment

- Fuel source is natural gas.
- 50 Gallon
- Water heater is located in the garage.

11.4.1 The water heating equipment was inspected and no significant deficiencies were observed.

11.5 Water Heater Venting

- Atmospheric vent

11.5.1 The water heater venting was inspected and no significant deficiencies were observed.

11.6 Hose Bib(s)

- Anti-siphon device
- Frost Free

11.6.1 The hose bibb(s) were operated and functioned as intended.

11.7 Fixtures / Faucets

11.7.1 Faucets operated.

11.8 Sink(s)

11.8.1 Leak was visible underneath sink. Any leak in the waste line can cause moisture damage to the cabinet. Have a licensed plumber repair as needed to reduce further water damages. Also the sink stopper doesn't operate as intended. **(Hallway Bathroom)**

**11.9 Toilet(s)**

11.9.1 The toilet(s) were operated and functioned as intended.

11.10 Tub(s) / Shower(s)

11.10.1 The tub(s) / shower(s) were operated and functioned as intended.

11.10.2 The shower head has poor water pressure / flow. A qualified plumber should further assess and repair as required for improved water pressure / flow. **(Primary Bathroom)**

12.0 INTERIOR**12.1 Floors**

- Carpet
- Ceramic
- Hardwood

12.1.1 The floors were inspected and no significant deficiencies were observed.

12.2 Walls / Ceilings

- Drywall

12.2.1 The ceilings were inspected and no significant deficiencies were observed.

12.2.2 The walls were inspected and no significant deficiencies were observed.

12.3 Windows

- Wood

12.3.1 **Several of the windows throughout the home are painted or otherwise stuck shut. This prevents inspection of the sill plates and operation of window. Each room should have an operable window for emergency egress purposes. A licensed and insured contractor should repair or replace so that at least one window in each room opens normally for emergency purposes.**

12.4 Doors

- Hollow core wood

12.4.1 The doors were operated and functioned as intended.

12.5 Entrance Door(s)

- Fiberglass
- Metal

12.5.1 The entrance doors were operated and functioned as intended.

12.6 Stairs / Railings / Guardrails

- Wood

12.6.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed.

12.7 Countertops / Cabinets

- Granite
- Wood

12.7.1 The countertop(s) / cabinets were inspected and no significant deficiencies were observed.

13.0 FIREPLACE(S)**13.1 Wood Burning Fireplace(s)**

- Masonry

13.1.1 Due to the age of the fireplace and for safety reasons, it is recommended that the chimney be cleaned and checked by a qualified contractor and repaired as needed. **(Family Room)**

14.0 APPLIANCES**14.1 Ranges / Ovens / Cooktops**

- Convection
- Conventional
- Free standing range

14.1.1 The oven(s) were operated for primary function and worked as intended.

14.1.2 The range(s) were operated for primary function and worked as intended.

14.2 Dishwasher

- Built-in

14.2.1 The dishwasher(s) were operated for primary function and worked as intended.

14.3 Microwave Oven

- Under cabinet mount

14.3.1 The microwave oven(s) were operated for primary function and worked as intended.

14.4 Clothes Washer

- Top loader

14.5 Clothes Dryer

- Electric

14.5.1 Inspection of any dryer is beyond the scope of this home inspection. Recommend contacting an appliance specialist for further evaluation.

14.6 Door Bell and Chimes

14.6.1 The doorbell was not functioning at the time of the inspection. This could be an indication of a faulty doorbell or faulty wiring. Have a licensed electrician repair for proper operation.

Invoice #1



Samuel Nitzkowski

410 Widdington Lane
Cary, North Carolina 27519

For Services Rendered

Invoice #4203

From Triangle Reconstruction
(919) 924-7600
info@trianglerereconstruction.com
http://trianglerereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 410 Widdington Lane
Cary, North Carolina 27519

Issued 02/18/2026

Due 02/18/2026

Paid 02/24/2026

Product/Service	Description	Qty.	Unit Price	Total
02/18/2026				
Level Concrete - Recommendation 2.3	Work detail- Level concrete by injecting foam under sidewalk and tamping concrete in place to secure. Fill any voids with epoxy and elastomeric/hydrophobic crack filler.	1	\$875.00	\$875.00
Concrete Repair - Recommendation 2.4	Work detail- Repair superficial cracks in driveway. Grind crack along driveway to level/even out area. Remove loose any loose mortar around cracks. Then fill with an elastomeric/hydrophobic crack filler.	1	\$1,750.00	\$1,750.00
Brick Repair - Recommendation 3.2	Work detail- Replace any cracked bricks with new on exterior of home at horizontal crack lines Stagger bricks on exterior for to strengthen curtain wall with interlocking pattern to match existing	1	\$1,150.00	\$1,150.00
Stair Repair - Recommendation 3.8	Work detail- Dig under front stairs and raise to level. Secure with block under stairs and tamp concrete to add support	1	\$3,150.00	\$3,150.00
CS R-19 Insulation - Recommendation 8.2	Work detail- Install R-19 formaldehyde insulation free to any areas missing insulation under the home in the subfloor with tiger teeth.	300	\$1.99	\$597.00
Rehang Insulation - Recommendation 8.2	Work detail- Re hang falling insulation batts with tiger teeth	1	\$375.00	\$375.00
DryLok Foundation Wall	Work detail- Apply DryLock damp-proof paint on inside foundation wall	2	\$575.00	\$1,150.00



Samuel Nitzkowski

410 Widdington Lane
Cary, North Carolina 27519

For Services Rendered

Thank you for your business. Please rate us online.

Invoice #4203

From Triangle Reconstruction
(919) 924-7600
info@trianglerereconstruction.com
http://trianglerereconstruction.com
1201 Alderwood Court
Apex, North Carolina 27502

Bill To 410 Widdington Lane
Cary, North Carolina 27519

Issued 02/18/2026

Due 02/18/2026

Paid 02/24/2026

Subtotal	\$9,047.00
Discount	- \$452.35
Service Fee (3.0%)	\$257.84
Total	\$8,852.49
Paid	- \$8,852.49
invoice balance	\$0.00
Account balance	\$0.00

PAID

Invoice #2

INVOICE

Purcell Construction Group LLC
11801 Strickland Rd
Raleigh, NC 27613-1245

purcellconstructiongroup@gmail.com
m
+1 (919) 260-9178
<https://purcellconstructiongroup.com>
m



Bill to
Anka Nitzkowski

Ship to
Anka Nitzkowski

Invoice details

Invoice no.: 1002
Terms: Net 30
Invoice date: 02/28/2026
Due date: 02/28/2026

#	Date	Product or service	Description	Qty	Amount
1.	02/28/2026	Carpentry	Window Sill Replacement	1	\$600.00
2.	02/28/2026	Materials	Project materials	1	\$50.00
				Total	\$650.00
				Payment	-\$650.00
				Balance due	\$0.00

Paid in Full

Invoice #3



Window wise

510 Pylon Dr. | Raleigh, North Carolina 27606
9192192020 | office@window-wise.com | https://window-wise.com/window-replacement/

RECIPIENT:

Kelly Shields

410 Widdington Lane
Cary, North Carolina 27519

Invoice #1213

Issued Feb 23, 2026

Due Feb 23, 2026

Paid Feb 24, 2026

Total \$1,051.03

Account Balance \$0.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 23, 2026				
Glass Unit(s) - Living Room	Upper Left	1	\$296.38	\$296.38
Glass Unit(s) - Primary Bedroom	Front - Lower Left	1	\$243.60	\$243.60
Unstick Bottom Sashes	Unstick the bottom sashes of all windows and apply lubricant.	25	\$10.00	\$250.00
Labor & Supplies		1	\$190.00	\$190.00

PAID

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$979.98
NC State Sales Tax (7.25%)	\$71.05
Total	\$1,051.03
Deposit collected	- \$525.52
Paid	- \$525.51
Invoice balance	\$0.00
Account balance	\$0.00

Invoice #4



Jay's Heating and Cooling LLC

Kelly Shields
105 Corsica Lane
Cary, NC 27511

(919) 260-8738
kelly.shields@allentate.com

Table with invoice details: INVOICE #1059042024, SERVICE DATE Feb 27, 2026, PAYMENT TERMS Upon receipt, DUE DATE Mar 03, 2026, AMOUNT DUE \$971.01

SERVICE ADDRESS
410 Widdington Ln
Cary, NC 27519

CONTACT US
9010 Covered Bridge Rd
Wendell, NC 27591

(919) 798-4455
jay@jaysraleighhvac.com

INVOICE

Main invoice table with columns: Services, qty, unit price, amount. Rows include Ductwork - Bath Fan Exhaust Venting (only), Permits - Mechanical Only Permit, and Service Charges - Administrative Fee.

Summary table with Subtotal (\$1,115.25), Total Tax (\$55.76), and Job Total (\$971.01). Amount Due is \$971.01.

Invoice # 5



OGD® Overhead Garage Door

Invoice 571319953
Invoice Date 2/4/2026
Completed Date 2/4/2026
Customer PO
Payment Term Due Upon Receipt
Due Date 2/4/2026

Billing Address
Anka Nitzkowski
2501 Flume Gate Drive
Raleigh, NC 27603 USA

Job Address
Anka Nitzkowski
410 Widdington Lane
Cary, NC 27519 USA

Description of Work

Secured safety sensor wiring
Lubed door

Task #	Description	Quantity	Your Price	Your Total
1003	Residential Service Call - Residential Service Call	1.00	\$59.00	\$59.00
FT101	(Basic) Whisper Quiet Package - Package priced as a lump-sum including the following materials and labor:12 Point Safety Inspection, Lubrication of Door and Operator, Door Balance, Track adjustment, Set travel and Force Settings, adjusted chain/belt, 30 Day labor warranties	1.00	\$229.00	\$229.00

#	Description	Total
Processing Fee	2.5% surcharge for credit card transactions.	\$7.20

Paid On	Type	Memo	Amount
2/4/2026	Visa		\$295.20

Potential Savings	\$0.00
Sub-Total	\$295.20
Tax	\$0.00
Total Due	\$295.20
Payment	\$295.20
Balance Due	\$0.00

Thank You

By signing below, customer authorizes OGD® Overhead Garage Door to perform the work as provided in the signed estimate.

\$295.20 - Total
\$295.20 - Authorized Amount
410 Widdington Lane, Cary, NC 27519 USA - Job Site

1. Terms
 - a. This offer is good for 30 days. A non-refundable deposit is required to place a material order.
 - b. Offer may be revoked by OGD® Overhead Garage Door at any time prior to acceptance. Hidden or unanticipated damages and services are not included in proposal.
 - c. Proposal does not include the costs of prevailing wages, if required, unless specifically stated.
 - d. Past due accounts will be charged 1.5% per month on unpaid balances (18% annual rate.)
 - e. We impose a surcharge on credit cards that is not greater than our cost of acceptance.
2. Scope
 - a. OGD® Overhead Garage Door proposes to furnish, deliver, and install the material cited on the proposal.
 - b. All prices for installation are based on wire, wiring, conduit, electrical hook up, and mounting of control panels by others.
 - c. All prices are based on all equipment being installed on the same trip with the driveway poured prior to delivery and installation. Additional charges will be added if additional trips are required due to site conditions.
 - d. Jams and spring pads done by others. Additional charges will be added if jams and spring pads are not ready prior to installation.
3. Electrical
 - a. Electrical wiring of low voltage, high voltage, conduit, electrical controls and control panels installed by others. If above electrical option is selected and approved by customer, OGD® Overhead Garage Door shall furnish, pull, and terminate all low voltage wiring from motor operator to electrical accessories.
 - b. All prices are based on all electrical being completed prior to installation. Additional charges will be added if additional trips are required due to electrical work not being completed or delays.



2/4/2026

By signing, customer hereby acknowledges that the work performed was satisfactory and that customer has thoroughly inspected the work performed and is deeming it complete.

\$295.20 The invoice's total

\$295.20 The invoice's total at the time the customer provides an authorization signature

410 Widdington Lane, Cary, NC 27519 USA Service Location Address

To the extent that a debit or credit card has been provided to OGD® Overhead Garage Door for payment of the transaction(s) identified above, I certify that I am an authorized signer/user/holder of the debit or credit card. I hereby authorize OGD® Overhead Garage Door to charge the debit or credit card for the full balance owed for the services identified above. This authorization shall remain in full force and effect until OGD® Overhead Garage Door has received written notice of its termination in such time and in such manner as to afford OGD® Overhead Garage Door a reasonable opportunity to act on it. I certify that I will not dispute the payment with my debit or credit card company so long as the transaction corresponds to the services identified above.

To the extent that bank account information or a check has been provided to OGD® Overhead Garage Door for payment of the transaction(s) identified above, I certify that I am an authorized signer/user/holder of the bank account identified by the check. I hereby authorize OGD® Overhead Garage Door to electronically debit the bank account identified by the check for the full balance owed for the services identified above. This authorization shall remain in full force and effect until OGD® Overhead Garage Door has received written notice of its termination in such time and in such manner as to afford OGD® Overhead Garage Door a reasonable opportunity to act on it. I further certify that I will not dispute the payment with my bank so long as the transaction corresponds to the services identified above. I acknowledge that the origination of ACH transactions to the account identified by the check must comply with the provisions of U.S. law.

If you believe any of the above information to be in error or to contact OGD® Overhead Garage Door for information on revoking this authorization, please contact us at 1-800-471-4505.



2/4/2026

I authorize Residential Service to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.



2/4/2026

Invoice # 6

INVOICE



Bill To

Anka Nitzkowski
410 Widdington Lane
Cary, Nc 27519
(917) 789-4454

Silas George

2217 Hoot Owl Court
Raleigh, NC 27603
Phone: (919) 622-5519
Email: silasgeorge@ymail.com

Payment terms Due upon receipt
Invoice # 74
Date 02/04/2026

Description **Total**

Gfci 15 amp white receptacle \$48.54

2 gfci for the kitchen receptacles and 1 for outside and all bathroom receptacles.



In-use cover \$10.51

Replaced outside cover with an in-use cover.



Service rate \$300.00

Checked receptacles outside, garage, deck, kitchen and all bathrooms. Replaced gfci required for those areas. Tested and rewired downstairs smoke detector, no detectors upstairs. Tested bedroom receptacle, existing circuit are good, not afci. Replaced in-use cover outside. Purchased material for the job.



Round pop-in box

\$3.31

Upstairs box for detector combo



Smoke detector combo

\$131.36



14-3 romex wire(50ft)

\$70.20

Single gang box

\$3.76



Nail plates

\$5.84

Plates protect the wires



Service

\$400.00

Removed damaged junction box in the attic. Installed boxes for smoke detectors, drilled holes and routed wire from attic down the interior wall through 2nd floor joist to get the 1st floor wall, through several studs to get to the existing smoke detector. Removed existing box and installed a new box to get new wire in the box to connect 2nd floor to 1st floor system. A carpenter is needed to repair the holes.



Decor white dimmer switch

\$35.00

3way switch and cover

\$4.00

Replaced 3 way switch and cover in the attic.
Replaced dimmer in office area.



Subtotal

\$1,012.52

Total

\$1,012.52

Payment Summary

02/05/2026 - Bank Transfer	\$1,012.52
Paid Total	\$1,012.52
Remaining Amount	\$0.00

Notes:

Notes are in the Description. 10% discount on material and adjusted labor hours.
I accept: zelle, PayPal or cash app.

PAID IN FULL! THANK YOU!

By signing this document, the customer agrees to the services and conditions outlined in this document.

Anka Nitzkowski

Invoice #7



INVOICE

DATE:
3/4/26

TO: 410 Widdington Ln
Cary, NC 27519

INVOICE #

CUSTOMER ID:
ANNA NITZKOWSKI

SALESPERSON	JOB	PAYMENT TERMS	DATE OF WORK
Tim Powell	Nitzkowski	Due Upon Receipt	3/4/26

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Replace chimney flashing- this is the area where roof meets the brick chimney. We installed ice/water membrane over the plywood and at base of new chimney flashing. Caulked around new flashing. Install new shingles. Replace damaged box vent closest to chimney. Caulk any exposed nail heads seen during initial inspection		\$1,500.00
	*All repairs come with a 1 year workmanship warranty		
		SUBTOTAL	\$1,500.00
		TOTAL	\$1,500.00

SHIELD ROOFING & PAINTING
THANK YOU FOR YOUR BUSINESS-WE VALUE ALL REFERRALS AND REVIEWS!