



ADDRESS: 132 Forest Manor Dr, Sanford NC 27332 Date 11/13/2023

Lock box: 0276, Sqft: 1,524 , Yr: 1998

SITE: (landscaping, trees, driveways, fencing, drainage, pools, ponds)

ensure all fence gates operate properly, minor repairs needed. Repair rear steps, fill dirt needed in this area.

Items as Noted on Home Inspection

STRUCTURAL: (Crawl space issues, standing water, joists, piers, sills, columns)

New vapor barrier, replace all subfloor and floor insulation

Items as Noted on Home Inspection

EXTERIOR: (Siding, fascia, soffit, steps/porches, decks, sidewalks, eaves, awnings, retaining walls)

multiple holes in siding on all 4 sides, replace to match as best as possible (may have to use rear pieces and

put newer stuff at back of home if not match). Pressure wash, New roof over rear porch area. discuss front

porch area at site visit, screen removed and not replacing - paint columns?

ROOF: (Shingles, ventilation, flashing, boots/pipes, drip edge, sheathing, gutters, skylights)

clean gutters

Items as Noted on Home Inspection

ELECTRICAL: (Service amp rating, panel mfg., GFCI, smoke/CO alarms, light fixtures, fans,

switches/covers, security systems, central vacuum system, generator)

install exterior outlets with property boxes as needed on outside of home, ensure all kitchen, bath, exterior

GFCIs operate correctly, replace and damaged devices or faceplates, smoke and CO2 to code. new lighting

and fixtures throughout. flush mount LED for kitchen, fan/light combos for living and master, basic lighting

all others, replace light front porch



Items as Noted on Home Inspection

PLUMBING: (Water/drain lines, interior fixtures, water heater, location of water supply cut-off, septic/sewer

issues, wells, water supply source, sump pumps, irrigation systems, water purification systems)

property insulate water filter piping, new HWH, ensure no leaks once remodel completed, interior whole house shut-off valve

Items as Noted on Home Inspection

HVAC: (Type, size, age, fuel, ductwork, proper load calculation, fireplaces, wood stoves, auxiliary heat systems)

Servie existing system, replace all duct work

Items as Noted on Home Inspection

INTERIOR: (Paint, flooring, ceilings, walls, trim, doors, stairwells, railings)

point up and paint all walls, ceiling, trim, doors. Textured/mobile home panel walls....what to do? LVP

throughout. lot of interior door and trim damage, replace as needed. need to discuss layout at site visit to

convert back to 3 bedrooms. weather strip for front door. need new storm door at front.

Items as Noted on Home Inspection

WINDOWS: (Insulated, storm windows, screens, proper operation, locks)

ensure all windows function property, rear window needs trim, remove remaining screens, new blinds throughout

Items as Noted on Home Inspection

ROOM SPECIFIC:

Kitchen: (Appliances, cabinets, countertops)

complete gut, new cabinets, laminate countertops, new sink, new faucet. basic stainless steel appliance package, side by side fridge, glass top range, OTR micor, DW. ensure function of sliding glass door

Baths: (Fixtures, vanities)



master bath is a complete gut (drywall to remain)with major subfloor issues, discuss layout at site visit as not

replacing garden tub. replace vanity and toilet hall bath. bath accessories needed for both

Laundry: (Dryer venting)

new dryer duct and exterior cap

Bedrooms:

Make 3 bedrooms again..

Living Room/den:

Common Areas: (Hallway, foyer, etc.)

Other:

left side garage door not functioning properly, need remotes for both doors

Environmental: (Mold, asbestos, lead paint, USTs, radon gas, fungus/mildew)

OUTBUILDINGS: (Garage door openers, electrical)

ensure all electrical to both buildings operate correctly including GFCIs. replace any damaged siding on detached buildings. clean up and make functional with minimal investment.

Items as Noted on Home Inspection

INSULATION: (Ceilings, floors, walls)