

Memorandum from RCC

To: Raymond and Beverly Howe

From: Jon Supler

Date: November 5, 2009

Re: Pre-drywall inspection: Lot 868, 833 Gillinder Place, Cary NC 27519

The following was observed during the pre-drywall inspection at the above referenced property on November 4, 2009:



The site has been rough graded in a satisfactory manner so as to not hinder construction after heavy rains. With a few exceptions, the home is ready for the insulation and drywall to be installed.

The following are repairs that should be made before the drywall is hung:

1. The main concern of the buyers is the 2 by 4 half wall/railing in the loft. No part of the railing is embedded down into the floor system. Based on prior experience in another home, they are concerned that when pressure is applied to the railing at the top of the stairs the sheetrock mud may crack. This could cause undue settlement because the wall/railing is not properly anchored.



2. There is a large hole at the rear left wall where the Freon lines pass through. There are several holes between the bottom sill plate and the concrete slab that create voids from the exterior wall cavities between studs; the right side near the rear is a good example. The holes and voids should be filled with expandable foam.



3. There is a piece of missing insulation near the shower pan at an exterior wall.



4. There is a piece of flooring missing at an attic eave access.

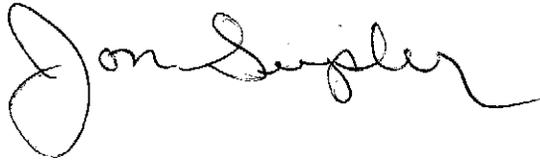


5. A few large switch plate boxes need to be supported on both sides by adding wood blocks to existing studs.



Thank you for your business and please call me, 919-676-1171, if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jon Supler". The signature is written in a cursive style with a large, looped initial "J".

Jon Supler

NC Home Inspectors License # 0048

ASHI Certified Member # 012014

NC General Contractors License # 25738

Certified Moisture Free Warranty Steep Roof Inspector

EDI (Exterior Design Institute) Certification # NC-57 Inspector/MA/BE