General Assessment

GOLD LEAF
HOME MANAGEMENT
Premium Care. Priority Service.
Total Peace of Mind.

9842081002

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Property inspected by Eric Burkall

Address

1133 Gaston Manor Drive
Durham
North Carolina
27703

Carried Out

September 18th 2026
00:00 EDT

Property report created with Property Inspect

Landlord

Bob Linburg unknown

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Notes

Welcome to Your Home Wellness Assessment

Thank you for choosing Gold Leaf Home Management.

This Home Wellness Assessment provides a visual overview of your home's observable condition on the date of our visit. Our goal is to help you identify maintenance items early, reduce unexpected repairs, and keep your home safe, efficient, and well maintained.

Items identified in this report are categorized by priority and include recommendations for preventive maintenance, cleaning, repairs, or further evaluation when appropriate.

We appreciate the opportunity to help protect your home.

Disclaimers

Home Wellness Assessment Disclaimer

This report documents visible observations made during the Gold Leaf Home Management visit on the date indicated. It is intended to assist homeowners and property managers with routine maintenance planning and identifying observable conditions.

This Home Wellness Assessment is **not** a licensed home inspection, code compliance inspection, engineering evaluation, environmental assessment, warranty inspection, or guarantee of the condition of any building component.
Only areas that were safely accessible and visually observable at the time of the visit were assessed. Hidden, concealed, obstructed, inaccessible, or underground components were not evaluated.

Conditions may change after the assessment due to weather, occupancy, aging, or other factors. Items identified in this report should be evaluated and repaired by qualified professionals where appropriate.

Gold Leaf Home Management recommends routine maintenance and periodic reassessments to help protect your home over time.

Miscellaneous Actions				
Ref	**Responsibility**	**Action**	**Comments**	**Priority**
6.1 Laundry Room » Dryer Lint Accumulation in Lint Trap Housing	N/A	Safety Concern	Noticeable lint build up in the lint trap housing, which is beyond the lint trap	



Ref #6.1



Ref #6.1

8.4 Bathroom 2 » Toilet Secure	N/A	Safety Concern	Toilet seat is loose	
8.12 Bathroom 2 » Window Trim - Moisture / Water Damage	N/A	Needs Repair	Paint/caulk peeling	



Ref #8.12



Ref #8.12

9.1 Bathroom 3 » Visible Leakage Beneath Sinks	N/A	Needs Repair	Left sink drain in primary drains slowly	
9.4 Bathroom 3 » Visible Leakage Around Toilet	N/A	Needs Repair	No visible leak, but the caulk should be removed and recalled. Liquid can get under the toilet.	



Ref #9.4



Ref #9.4

13.1 Hallway 2 » Smoke/Carbon Monoxide Detector Condition	N/A	Safety Concern	Front right hall near garage has no smoke/carbon detector, we recommend having a unit near the garage.	

Miscellaneous Actions				
15.1 Office/Study » Ceiling Moisture / Water Damage	N/A	Monitor		



Ref #15.1

17.1 Garage » Garage Door - Bottom Weather Seal Condition	N/A	Needs Repair	Half the seal has come off	



Ref #17.1

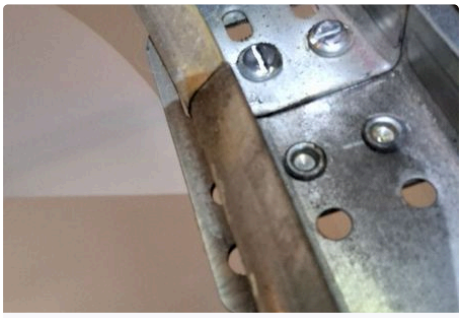


Ref #17.1

17.3 Garage » Garage Door Safety Reverse Test	N/A	Safety Concern	Garage door did not stop after I applied pressure to stop the door	
17.4 Garage » Garage Door - Roller Condition	N/A	Needs Repair		



Ref #17.4



Ref #17.4

Needs Cleaning			
Ref	**Responsibility**	**Comments**	**Priority**
8.11 Bathroom 2 » Visible Mold / Mildew	N/A	Visible mold on windows in tub area, left rear bathroom	

Needs Cleaning



Ref #8.11



Ref #8.11

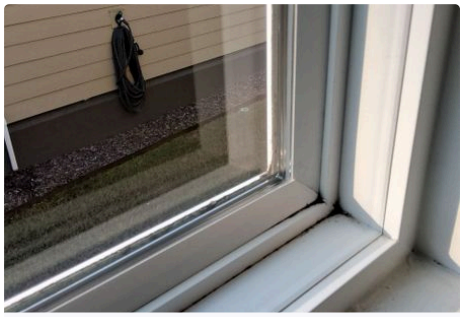


Ref #8.11

9.13 Bathroom 3 » Visible Mold / Mildew	N/A		



Ref #9.13



Ref #9.13

1. KITCHEN			
Ref	**Name**	**Answer**	**Comments**
1.1	Refrigerator - Moisture Beneath Unit	Good	
1.2	Dishwasher - Visible Leak	Good	
1.3	Dishwasher - Visible Rust	Good	
1.4	Range Hood - Grease Filter Condition	Good	
1.5	Reset GFCI	Good	
1.6	Plumbing - Visible Leakage Beneath Kitchen Sink	Good	
1.7	Plumbing - Visible Faucet Leakage	Good	
1.8	Ceiling Moisture / Water Damage	Good	
1.9	Wall Moisture / Water Damage	Good	

2. FIRE EXTINGUISHER			
Ref	**Name**	**Answer**	**Comments**
2.1	Fire Extinguisher Present	Good	In pantry
2.2	Pressure Gauge Green (Charged)	Good	



Ref #2.2

3. DINING ROOM			
Ref	**Name**	**Answer**	**Comments**
3.1	Ceiling Moisture / Water Damage	Good	
3.2	Wall Moisture / Water Damage	Good	

3. DINING ROOM (CONT.)			
3.3	Window Trim - Moisture / Water Damage	Good	

4. FOYER			
Ref	**Name**	**Answer**	**Comments**
4.1	Ceiling Moisture / Water Damage	Good	
4.2	Wall Moisture / Water Damage	Good	
4.3	Window Trim - Moisture / Water Damage	Good	

5. FAMILY/LIVING ROOM			
Ref	**Name**	**Answer**	**Comments**
5.1	Ceiling Moisture / Water Damage	Good	
5.2	Wall Moisture / Water Damage	Good	
5.3	Window Trim - Moisture / Water Damage	Good	

6. LAUNDRY ROOM			
Ref	**Name**	**Answer**	**Comments**
6.1	Dryer Lint Accumulation in Lint Trap Housing	Needs Repair	Noticeable lint build up in the lint trap housing, which is beyond the lint trap Safety Concern



Ref #6.1



Ref #6.1

6.2	Visible Leakage Behind/Under Washing Machine	Good	
6.3	Washing Machine Supply Hoses	Good	Metal braided
6.4	Dryer vent connected		Not able to observer behind the dryer
6.5	Ceiling Moisture / Water Damage	Good	

6. LAUNDRY ROOM (CONT.)			
6.6	Wall Moisture / Water Damage	Good	
6.7	Visible Mold / Mildew	Good	

7. BATHROOM 1			
Ref	**Name**	**Answer**	**Comments**
7.1	Visible Leakage Beneath Sinks	Good	
7.2	Visible Faucet Leakage	Good	
7.3	Visible Leakage Around Toilet	Good	
7.4	Toilet Secure	Good	
7.5	Toilet Continuously Running	Good	
7.6	Bathroom Exhaust Fan Functional Test	Good	
7.7	Exhaust Fan Grate Condition	Good	Clear of debris
7.8	Ceiling Moisture / Water Damage	Good	
7.9	Wall Moisture / Water Damage	Good	
7.10	Visible Mold / Mildew	Good	

8. BATHROOM 2			
Ref	**Name**	**Answer**	**Comments**
8.1	Visible Leakage Beneath Sinks	Good	
8.2	Visible Faucet Leakage	Good	
8.3	Visible Leakage Around Toilet	Good	
8.4	Toilet Secure	Monitor	Toilet seat is loose Safety Concern
8.5	Toilet Continuously Running	Good	
8.6	Visible Water Intrusion Around Tub	Good	

8. BATHROOM 2 (CONT.)			
8.7	Bathroom Exhaust Fan Functional Test	Good	
8.8	Exhaust Fan Grate Condition	Good	
8.9	Ceiling Moisture / Water Damage	Good	
8.10	Wall Moisture / Water Damage	Good	
8.11	Visible Mold / Mildew	Needs Repair	Visible mold on windows in tub area, left rear bathroom Needs Cleaning



Ref #8.11



Ref #8.11



Ref #8.11

8.12	Window Trim - Moisture / Water Damage	Needs Repair	Paint/caulk peeling Needs Repair



Ref #8.12



Ref #8.12

9. BATHROOM 3			
Ref	**Name**	**Answer**	**Comments**
9.1	Visible Leakage Beneath Sinks	Monitor	Left sink drain in primary drains slowly Needs Repair
9.2	Visible Faucet Leakage	Good	
9.3	Reset GFCI	Good	

9. BATHROOM 3 (CONT.)			
9.4	Visible Leakage Around Toilet	Needs Repair	No visible leak, but the caulk should be removed and recalled. Liquid can get under the toilet. Needs Repair



Ref #9.4



Ref #9.4

9.5	Toilet Secure	Good	
9.6	Toilet Continuously Running	Good	
9.7	Visible Water Intrusion Around Shower	Good	
9.8	Visible Water Intrusion Around Tub	Good	
9.9	Bathroom Exhaust Fan Functional Test	Good	
9.10	Exhaust Fan Grate Condition	Good	
9.11	Ceiling Moisture / Water Damage	Good	
9.12	Wall Moisture / Water Damage	Good	
9.13	Visible Mold / Mildew	Needs Repair	Needs Cleaning



Ref #9.13



Ref #9.13

9.14	Window Trim - Moisture / Water Damage	Good	

10. BEDROOM 1			
Ref	**Name**	**Answer**	**Comments**
10.1	Smoke Detector Condition	Good	
10.2	Smoke Detector Functional Test	Good	
10.3	Ceiling Moisture / Water Damage	Good	
10.4	Wall Moisture / Water Damage	Good	
10.5	Window Trim - Moisture / Water Damage	Good	

11. BEDROOM 2			
Ref	**Name**	**Answer**	**Comments**
11.1	Smoke Detector Condition	Good	
11.2	Smoke Detector Functional Test	Good	
11.3	Ceiling Moisture / Water Damage	Good	
11.4	Wall Moisture / Water Damage	Good	
11.5	Window Trim - Moisture / Water Damage	Good	

12. HALLWAY 1			
Ref	**Name**	**Answer**	**Comments**
12.1	Smoke/Carbon Monoxide Detector Condition	Good	
12.2	Smoke/Carbon Monoxide Detector Functional Test	Good	
12.3	Ceiling Moisture / Water Damage	Good	
12.4	Wall Moisture / Water Damage	Good	

13. HALLWAY 2			
Ref	**Name**	**Answer**	**Comments**
13.1	Smoke/Carbon Monoxide Detector Condition	needs Repair	Front right hall near garage has no smoke/carbon detector, we recommend having a unit near the garage. Safety Concern

13. HALLWAY 2 (CONT.)			
13.2	Ceiling Moisture / Water Damage	Good	
13.3	Wall Moisture / Water Damage	Good	

14. HALLWAY 3			
Ref	**Name**	**Answer**	**Comments**
14.1	Smoke/Carbon Monoxide Detector Condition	Good	
14.2	Smoke/Carbon Monoxide Detector Functional Test	Good	
14.3	Ceiling Moisture / Water Damage	Good	
14.4	Wall Moisture / Water Damage	Good	

15. OFFICE/STUDY			
Ref	**Name**	**Answer**	**Comments**
15.1	Ceiling Moisture / Water Damage	Monitor	Monitor



Ref #15.1

15.2	Wall Moisture / Water Damage	Good	
15.3	Window Trim - Moisture / Water Damage	Good	

16. SUNROOM			
Ref	**Name**	**Answer**	**Comments**
16.1	Ceiling Moisture / Water Damage	Good	
16.2	Wall Moisture / Water Damage	Good	
16.3	Window Trim - Moisture / Water Damage	Good	

17. GARAGE

Ref	Name	Answer	Comments
17.1	Garage Door - Bottom Weather Seal Condition	needs Repair	Half the seal has come off Needs Repair



Ref #17.1

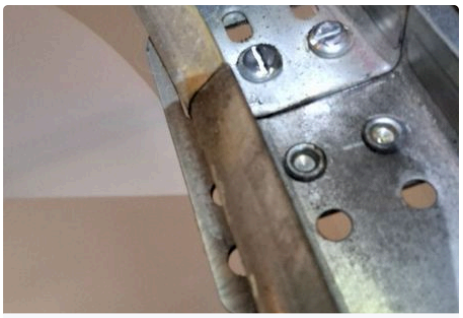


Ref #17.1

17.2	Garage Door - Unusual Noise During Operation	Good	
17.3	Garage Door Safety Reverse Test	needs Repair	Garage door did not stop after I applied pressure to stop the door Safety Concern
17.4	Garage Door - Roller Condition	Monitor	Needs Repair



Ref #17.4



Ref #17.4

17.5	Ceiling Moisture / Water Damage	Good	
17.6	Wall Moisture / Water Damage	Good	
17.7	Reset GFCI	Good	

18. HVAC / WATER HEATER

Ref	Name	Answer	Comments
18.1	HVAC - Standing Water in Condensation Pan	Good	
18.2	HVAC - Rust in Condensation Pan	Good	

18. HVAC / WATER HEATER (CONT.)			
18.3	Water Heater - Visible Rust	Good	
18.4	Water Heater - Visible Leaks	Good	

Home Wellness Assessment Disclaimer

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This report documents visible observations and services performed during the Gold Leaf Home Management visit. It is a limited visual home wellness assessment and is not a home inspection, code compliance review, engineering evaluation, environmental assessment, or warranty inspection. Areas that were inaccessible, concealed, or outside the scope of the visit were not evaluated. Conditions may change after the date of the visit. **Concerns identified in this report should be evaluated, as appropriate, by a qualified or licensed professional.**