

Inspection Report

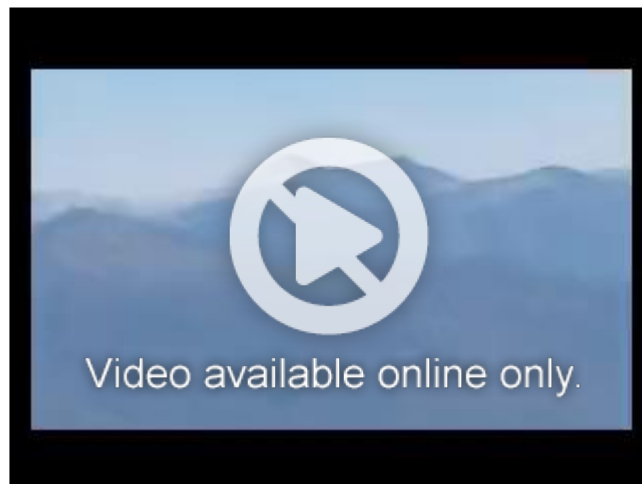
Rosanna Danna

Property Address:

91142

East West Street

Red Bud NC



HomeBuyers Inspection HBI

Russell Buchanan 16000010797

122 Lyman Street Building 1

Asheville, NC 28801

828-254-2030

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Date: 3/1/2013	Time:	Report ID: sample--2013
Property: 91142 East West Street Red Bud NC	Customer: Rosanna Danna	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection was performed for the home owner selling this home and was inspected according to standards and practice. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Seller only

Type of building:

Single Family (2 story), Plus Lower Level

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing Systems

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector e roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:		Viewed roof covering from:		Chimney (exterior):			
Architectural		Ground		Stucco			
				IN	NI	NP	RR
1.0	Roof Coverings			•			
1.1	Flashings			•			
1.2	Skylights, Chimneys and Roof Penetrations						•
1.3	Roof Drainage Systems			•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				IN	NI	NP	RR

Comments:

1.2 Ridge vent loose at end above breezeway and needs to be fastened. Nail head used to fasten should be sealed with sealant.



1.2 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry
EIFS

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps
Covered porch
Sidewalk

Driveway:

Gravel

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•

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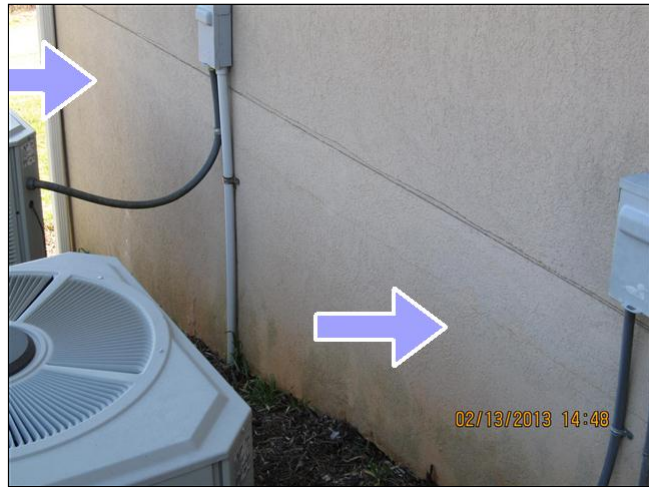
IN NI NP RR

Comments:

2.0 (1) Some hairline cracks in areas around home. These appear to be typical.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.0 (2) Bird nest is wedged between downspout elbow and home should be removed and inspect further as animals can damage and allow water to get inside wall.



2.0 Item 3(Picture)

2.0 (3) A common seam where stucco and ledger meet under deck. I recommend silicone caulking to seal.



2.0 Item 4(Picture)

2.0 (4) The wall cladding on the home is an EIFS type some call Hard-Coated Stucco. I did not do any invasive or destructive test. There were no visual signs of deterioration.

2.1 Glass panel doors/window at right side (facing front) cloudy or seal is broken. Glass panes that have lost their seal (cloudy) can usually be replaced without replacing the entire unit. A qualified contractor should inspect and repair as needed.



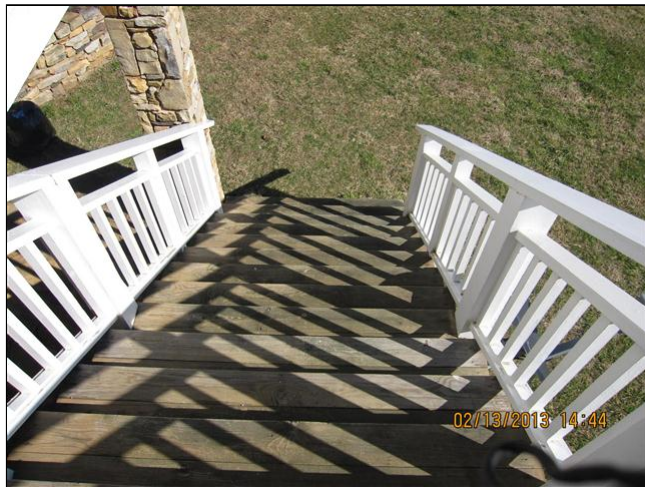
2.1 Item 1(Picture)

2.2 At least two screens are damaged (seasonal item) in library and also upstairs bedroom facing front.

2.3 Bottom rail is soft or deteriorated in one area and other areas weathered. Needs prep and paint. Deck stairs need algae removed with a cleaner and seal with a non skid weather sealant.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 Thorny bushes or vegetation obstructing access and should be relocated to allow clearance from siding of home

2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Some areas need prep and paint along breezeway at top fascia trim (cosmetic).

2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Wood

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)				•
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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Comments:

3.3 Weathered needs prep and paint at Garage door.



3.3 Item 1(Picture)

3.5 The garage door at the right side (facing front) will not reverse when met with resistance. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.



3.5 Item 1(Video)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Powder Room



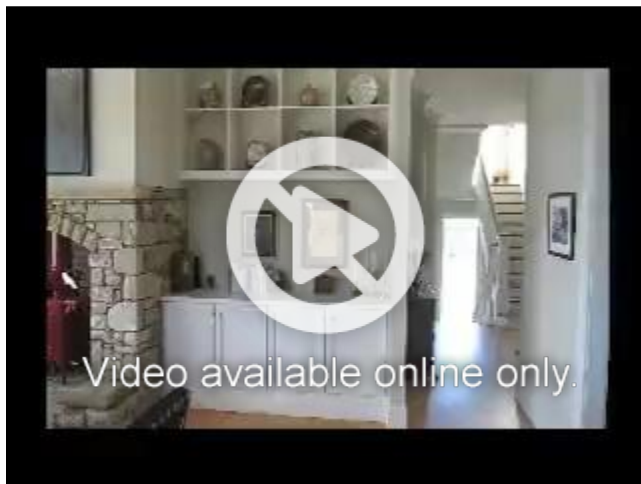
Master bath



Lower Level



Kitchen view



Living Room

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Area rug
Hardwood T&G
Laminated T&G
Tile
Unfinished

Interior Doors:

Raised panel
Wood

Window Types:

Thermal/Insulated
Double-hung

Cabinetry:

Wood
Veneer
Melamine

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls				•
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)				•
4.5	Doors (representative number)				•
4.6	Windows (representative number)	•			
4.7	Other	•			
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Comments:

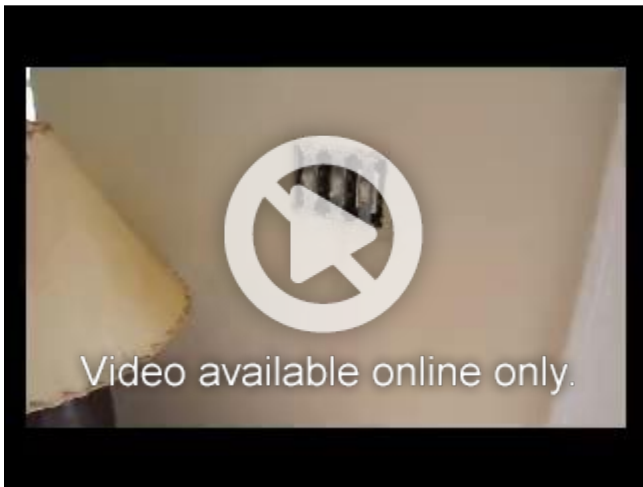
4.1 Wall switch at lower level shows evidence of water getting in from outside? There is a light fixture in relation to this wall switch and perhaps water is getting in there? i recommend further investigation to determine location and correct.



4.1 Item 1(Picture)



4.1 Item 2(Picture) wall switch Lower level



4.1 Item 3(Video)

4.2 Lower level concrete has typical settlement cracks. We did not remove area rug or inspect underneath it.



4.2 Item 1(Picture)

4.4 Hinge needs repair/replace at sink base in master bath.



4.4 Item 1(Picture)

4.5 Master bedroom closet door (His) will not latch easily, needs adjustment**4.5 Item 1(Picture)****4.7 Attic area has a rough in provision for bathroom, unfinished.**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 10 Wood joists Slab
Wall Structure: Wood Masonry	Columns or Piers: Supporting walls	Ceiling Structure: 2X4 2X6
Roof Structure: Engineered wood trusses 2 X 4 Rafters Plywood	Roof-Type: Gable	Method used to observe attic: Walked

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			

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Comments:

5.0 White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation as well as the supply pipe from well where it enters the home. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

5.1 Hairline cracks in wall (typical).



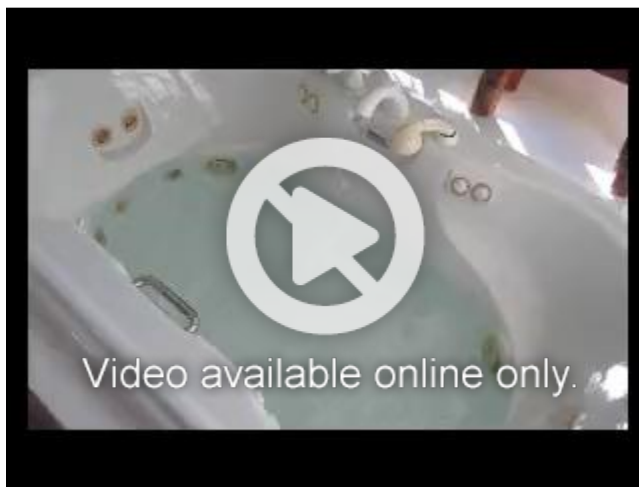
5.1 Item 1(Picture)

5.5 FYI: Door to attic should be locked to prevent children from entering and risk fall as some areas are not meant to be walked upon.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Well

Water Filters:

(We do not inspect filtration systems)

Plumbing Water Supply (into home):

Copper
PVC

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Propane (quick recovery)

Water Heater Capacity:

75 Gallon

Manufacturer:

RHEEM

Water Heater Location:

Utility Room

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)				•
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump			•	

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IN NI NP RR

Comments:

6.1 (1) Water drips from control knob on Jacuzzi brand tub. Also the lever to switch from spout to shower head works but feels weak when moved/turned and I am not sure if it is standard or loose? Recommend a plumber to inspect and repair as needed.

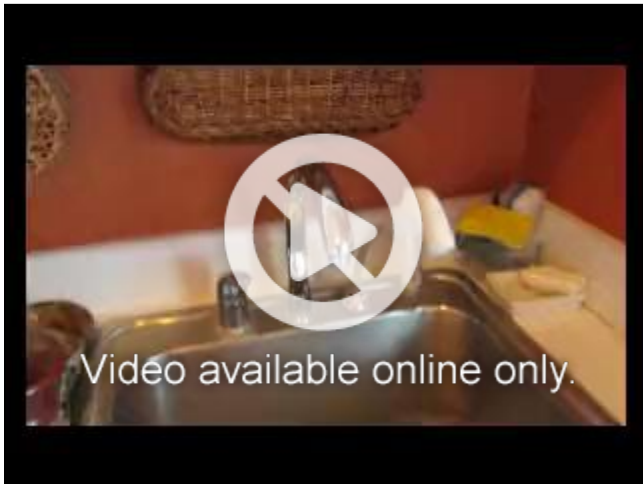


6.1 Item 1(Picture)



6.1 Item 2(Video)

6.1 (2) Spray nozzle inoperable at laundry room sink.



6.1 Item 3(Video)

6.1 (3) Note: A water treatment unit is in place for the well in the equipment room. We did not inspect this unit.

6.3 The main shut off is the yellow lever located in the basement at the pressure tank. This is for your information.



6.3 Item 1(Video)

6.4 (1) Standing water should be removed and prevented from occurring at propane valves and meter access.



6.4 Item 1(Picture)



6.4 Item 2(Picture) propane tank valves

6.4 (2) Gas odor detected under range in kitchen and also upon entering into Equipment room downstairs where LP gas water heater is located. Note, there is a fresh air pipe connecting the equipment room to the outside air. Some energy pros may suggest that a mechanical fan would be more energy efficient than the passive vent installed.



6.4 Item 3(Picture)

6.4 (3) Note: Dryer in Laundry room has both options electric or LP gas. If Owners take dryer with them, the gas line behind dryer will need a cap or it could be turned on inadvertently.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors			•	

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IN NI NP RR

Comments:

7.6 The main panel box is located at the basement.

7.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)
Forced Air

Energy Source:

Propane
Electric

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

TRANE

Ductwork:

Insulated

Filter Type:

Washable
Disposable
Cartridge

Number of Woodstoves:

One

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

TRANE

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

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INNI NP RR

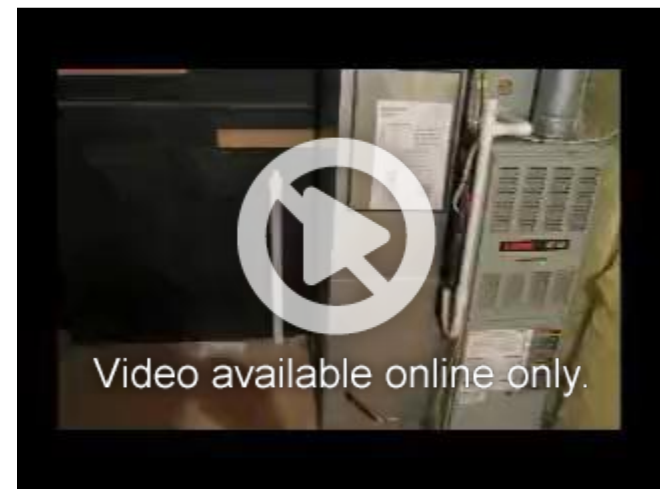
Comments:

8.3 The electronic filter at air handler in equipment room apparently is non operational and a disposable cartridge filter is now the media for filtering the air handler unit. This filter is considered acceptable as a means of air filtration. Repairing the electronic air cleaner is expensive and currently this unit does not appear to have a functioning electronic air cleaner.



8.3 Item 1(Video)

8.5 Leak stain is present in the attic at the chimney liner currently with a woodstove. This may be an old stain or it may not? I recommend a qualified contractor investigate further and repair. Area accessible in attic see video. Do not walk or step onto the metal.

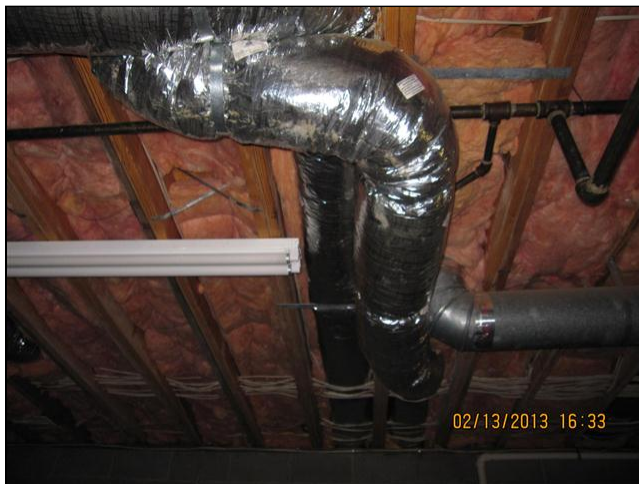


8.5 Item 1(Video)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Insulated floor

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Ridge vents

Soffit Vents

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Propane Connection

Both (your choice)

Dryer Vent:

Flexible Metal

Floor System Insulation:

Batts

R-19

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System	•			
9.2	Ventilation of Attic and Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			
9.4	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
10.0	Dishwasher		•		
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)		•		
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 Seller indicated that dishwasher is being replaced. I did not inspect this unit.

10.2 Seller indicated that range hood is being repaired or replaced. I did not inspect this unit.

10.5 Seller indicated that microwave is being replaced. I did not inspect this unit.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

HomeBuyers Inspection HBI

122 Lyman Street Building 1
Asheville, NC 28801
828-254-2030

Customer

Rosanna Danna

Address

91142
East West Street
Red Bud NC

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

“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.”

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

1. Roofing Systems

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Ridge vent loose at end above breezeway and needs to be fastened. Nail head used to fasten should be sealed with sealant.

2. Exterior

2.1 Doors (Exterior)

Repair or Replace

Glass panel doors/window at right side (facing front) cloudy or seal is broken. Glass panes that have lost their seal (cloudy) can usually be replaced without replacing the entire unit. A qualified contractor should inspect and repair as needed.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**Repair or Replace**

Bottom rail is soft or deteriorated in one area and other areas weathered. Needs prep and paint. Deck stairs need algae removed with a cleaner and seal with a non skid weather sealant.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**Repair or Replace**

Thorny bushes or vegetation obstructing access and should be relocated to allow clearance from siding of home

2.5 Eaves, Soffits and Fascias**Repair or Replace**

Some areas need prep and paint along breezeway at top fascia trim (cosmetic).

3. Garage**3.3 Garage Door (s)****Repair or Replace**

Weathered needs prep and paint at Garage door.

4. Interiors**4.1 Walls****Repair or Replace**

Wall switch at lower level shows evidence of water getting in from outside? There is a light fixture in relation to this wall switch and perhaps water is getting in there? i recommend further investigation to determine location and correct.

4.4 Counters and Cabinets (representative number)**Repair or Replace**

Hinge needs repair/replace at sink base in master bath.

4.5 Doors (representative number)**Repair or Replace**

Master bedroom closet door (His) will not latch easily, needs adjustment

6. Plumbing System**6.1 Plumbing Water Supply, Distribution System and Fixtures****Repair or Replace**

(1) Water drips from control knob on Jacuzzi brand tub. Also the lever to switch from spout to shower head works but feels weak when moved/turned and I am not sure if it is standard or loose? Recommend a plumber to inspect and repair as needed.

(2) Spray nozzle inoperable at laundry room sink.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**Repair or Replace**

(1) Standing water should be removed and prevented from occurring at propane valves and meter access.

(2) Gas odor detected under range in kitchen and also upon entering into Equipment room downstairs where LP gas water heater is located. Note, there is a fresh air pipe connecting the equipment room to the outside air. Some energy pros may suggest that a mechanical fan would be more energy efficient than the passive vent installed.

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

The electronic filter at air handler in equipment room apparently is non operational and a disposable cartridge filter is now the media for filtering the air handler unit. This filter is considered acceptable as a means of air filtration. Repairing the electronic air cleaner is expensive and currently this unit does not appear to have a functioning electronic air cleaner.

10. Built-In Kitchen Appliances

10.0 Dishwasher

Not Inspected

Seller indicated that dishwasher is being replaced. I did not inspect this unit.

10.2 Range Hood (s)

Not Inspected

Seller indicated that range hood is being repaired or replaced. I did not inspect this unit.

10.5 Microwave Cooking Equipment

Not Inspected

Seller indicated that microwave is being replaced. I did not inspect this unit.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

HomeBuyers Inspection HBI
122 Lyman Street Building 1
Asheville, NC 28801
828-254-2030
Inspected By: Russell Buchanan

Inspection Date: 3/1/2013
Report ID: sample--2013

Customer Info:	Inspection Property:
Rosanna Danna Customer's Real Estate Professional:	91142 East West Street Red Bud NC

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: