

Inspection Report



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



REPORT PREPARED FOR:
Danica Sample

INSPECTED PROPERTY ADDRESS:
33977 Stara Lane
Hendersonville NC

Table of Contents

<u>Cover Page.....</u>	<u>0</u>
<u>Table of Contents</u>	<u>0</u>
<u>Intro Page</u>	<u>0</u>
<u>1 Roofing / Chimneys / Roof Structure and Attic 4</u>	
<u>2 Exterior.....</u>	<u>6</u>
<u>3 Garage.....</u>	<u>12</u>
<u>4 Kitchen Components and Appliances</u>	<u>13</u>
<u>5 Rooms</u>	<u>16</u>
<u>6 Bathroom and Components.....</u>	<u>20</u>
<u>7 Structural Components.....</u>	<u>21</u>
<u>8 Plumbing System.....</u>	<u>22</u>
<u>9 Electrical System</u>	<u>24</u>
<u>10 Heating / Central Air Conditioning</u>	<u>26</u>
<u>11 Home Warranty Offer</u>	<u>29</u>
<u>General Summary</u>	<u>0</u>

Date: 3/30/2012	Time:	Report ID: 33977staralane
Property: 33977 Stara Lane Hendersonville NC	Customer: Danica Sample	Real Estate Professional: Victor Tate Victor Realty

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.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Under 5 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

Yes, No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

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 is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed roof covering from:

Ground

Chimney (exterior):

Rock

Method used to observe attic:

Walked

Attic info:

Pull Down stairs

Roof-Type:

Gable

Sky Light(s):

Three

Roof Structure:

Engineered wood trusses
2 X 12 Rafters
Lateral bracing
Sheathing

Attic Insulation:

Blown
Cellulose
R-30 or better

Roof Covering:

3-Tab fiberglass

Roof Ventilation:

Ridge vents
Soffit Vents

Ceiling Structure:

2X6

Items

1.0 Roof Coverings

Repair or Replace

- 🔧 (1) Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.
- 🔧 (2) The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Picture 1

1.1 Flashings

Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Ventilation

Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

Repair or Replace



The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

1.5 Roof Structure and Attic (Report leak signs or condensation)

Inspected

No longer an attic access. Use the pull down stairs at garage.



1.5 Picture 1



1.5 Picture 2

1.6 Ventilation Fans and Thermostatic Controls (Attic)

Inspected

1.7 Insulation in Attic

Inspected

1.8 Visible Electric Wiring in Attic

Inspected

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:

RB&B (Reverse board and batten)
Brick

Appurtenance:

Covered porch
Porch
Sidewalk
Patio

Siding Material:

Wood
Full brick

Driveway:

Asphalt

Exterior Entry Doors:

Steel
Insulated glass

Items

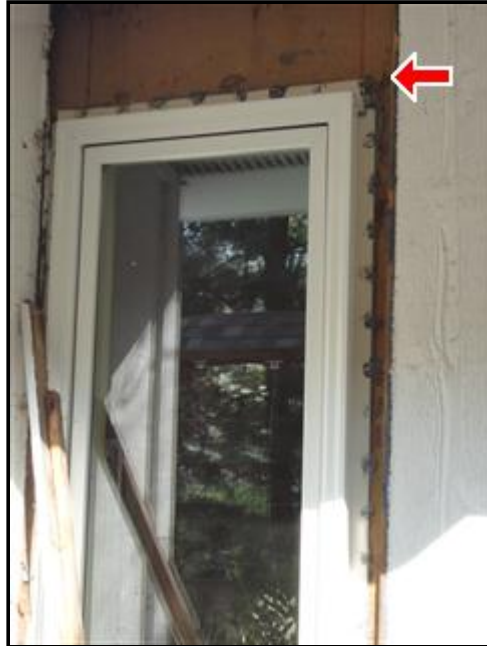
2.0 Wall Cladding, Flashing and Trim

Repair or Replace

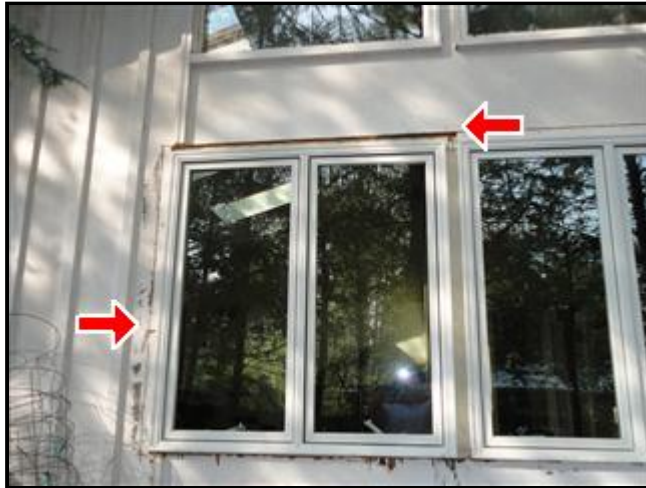
🔧 The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed. The siding will need prep and paint.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

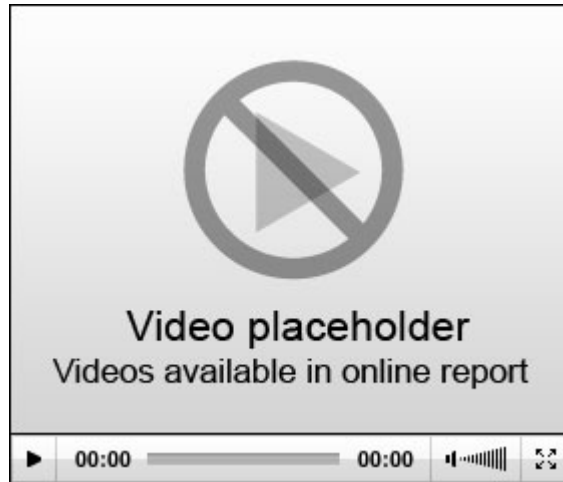
2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

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

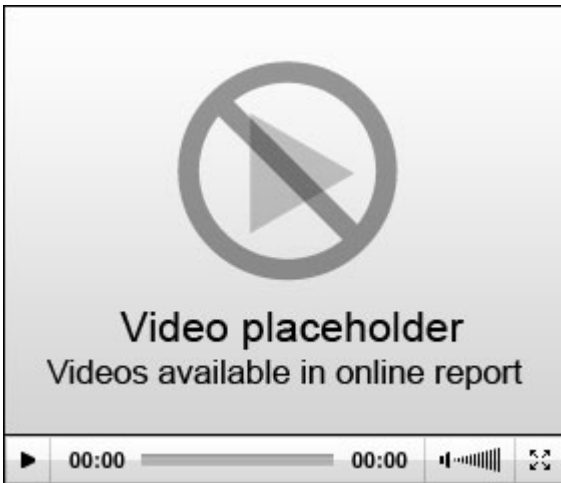
Repair or Replace

- (1) Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.



2.4 Picture 1

- (2) The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 2 Water signs at front step



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5

(3) Concrete is cracked at front entrance of home. Appears to only affect the slab itself and is more cosmetic.



2.4 Picture 6

(4) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.4 Picture 7

(5) The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 8

2.5 Eaves, Soffits and Fascias

Repair or Replace

- (1) The wood fascia and soffit panels at eave on the front of home above garage are deteriorated. Repairs are needed to roof covering as well. A qualified contractor should inspect and repair as needed.



2.5 Picture 1



2.5 Picture 2

- (2) The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.



2.5 Picture 3

2.6 Plumbing Water Faucets (hose bibs)

Inspected

2.7 Outlets (Exterior)

Inspected

2.8 Other

Inspected

Possible bees nest forming at right corner of front steps (see video)



2.8 Picture 1

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:

One automatic

Garage Door Material:

Insulated
Metal

Items

3.0 Garage Ceiling

Inspected

3.1 Garage Walls (Including Firewall Separation)

Inspected

3.2 Garage Floor

Inspected

3.3 Garage Door (s)

Inspected

3.4 Occupant Door from Garage to inside home

Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

The garage door will reverse when met with resistance.

4. Kitchen Components and 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.



Styles & Materials

Dishwasher Brand:
KENMORE

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
KENMORE

Cabinetry:
Wood

Countertop:
Granite

Clothes Dryer Vent Material:
PVC Rigid

Dryer Power Source:
220 Electric

Items

4.0 Ceiling

Inspected

4.1 Walls

Inspected

4.2 Floor

Inspected

4.3 Pantry/Closet Doors

Inspected

4.4 Windows

Inspected

4.5 Counters and a representative number of Cabinets

Repair or Replace

🔧 Base Cabinetry and trim at wall cabinet are unfinished at kitchen.



4.5 Picture 1



4.5 Picture 2

4.6 Plumbing Drain and Vent Systems

Inspected

4.7 Plumbing Water Supply Faucets and Fixtures


Inspected

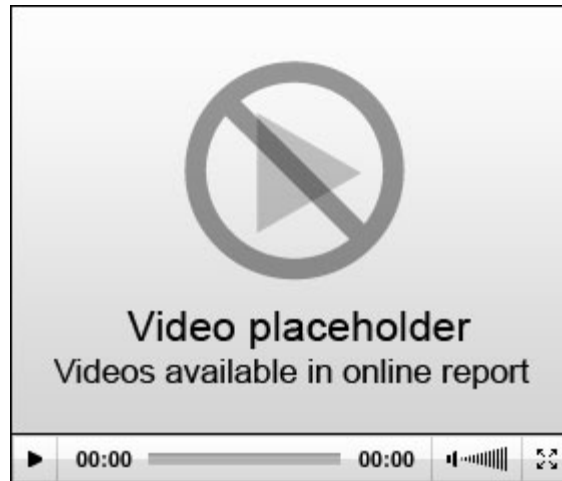
4.8 Outlets Wall Switches and Fixtures

Inspected

4.9 Dishwasher

Repair or Replace

 The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



4.9 Picture 1

4.10 Ranges/Ovens/Cooktops

Inspected

4.11 Range Hood

Inspected

4.12 Trash Compactor


Not Present

4.13 Food Waste Disposer

Inspected

4.14 Microwave Cooking Equipment

Repair or Replace

 The microwave door handle is broken. I recommend repair as needed.



4.14 Picture 1

4.15 Clothes Dryer Vent Piping

Inspected

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.

5. Rooms

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.



Styles & Materials

Ceiling Materials:

Drywall
Suspended ceiling panels

Wall Material:

Drywall

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Raised panel
Wood

Window Types:

Casement
Double-hung
Thermal/Insulated
Tilt feature


Window Manufacturer:

UNKNOWN

Items

5.0 Ceilings

Repair or Replace

-  (1) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect and repair as needed (See Roof Coverings).



5.0 Picture 1

- (2) Water stain on ceiling panel lower level indicates plumbing leak.



5.0 Picture 2

- (3) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.



5.0 Picture 3



5.0 Picture 4

5.1 Walls

Repair or Replace

- (1) Unfinished around windows in kitchen, and Den.

- (2) The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



5.1 Picture 1

- (3) The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



5.1 Picture 2

- (4) Stair cover trim is unfinished needs prep and paint at stairs.



5.1 Picture 3

5.2 Floors

Repair or Replace

🔧 Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.



5.2 Picture 1

5.3 Steps, Stairways, Balconies and Railings

Inspected

Stair side trim have been prepped some but unfinished.

5.4 Doors (Representative number)

Inspected

5.5 Windows (Representative number)

Inspected

5.6 Outlets, Switches and Fixtures

Inspected

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.

6. Bathroom and Components



Styles & Materials

Exhaust Fans:

Fan/Heat/Light

Items

6.0 Counters and Cabinets

Inspected

6.1 Doors (Representative number)

Inspected

6.2 Windows

Inspected

6.3 Plumbing Drain, Waste and Vent Systems

Inspected

6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

6.5 Outlets Switches and Fixtures

Inspected

6.6 Exhaust fan

Inspected

7. 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:

Limited access

Floor Structure:

2 X 8

Wood joists

Slab

Engineered floor trusses

Wall Structure:

Masonry

2 X 4 Wood

Columns or Piers:

Steel lally columns

Supporting walls

Floor System Insulation:

Unfaced

Batts

Fiberglass

R-19

Items

7.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

7.1 Walls (Structural)

Inspected

7.2 Columns or Piers

Inspected

7.3 Floors (Structural)

Inspected

7.4 Ceilings (Structural)

Inspected

7.5 Insulation under Floor System

Inspected

7.6 Vapor Retarders (On ground in crawlspace or basement)

Inspected

7.7 Ventilation of Foundation Area (crawlspace or basement)

Inspected

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.

8. 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:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste Line:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Manufacturer:
A.O. SMITH

Water Heater Location:
Under Stairs

Items

8.0 Plumbing Drain, Waste and Vent Systems

Inspected

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

8.3 Main Water Shut-off Device (Describe location)

Inspected

The main shut off is the blue knob located at the lower level right when exiting to outside behind small door on wall. This is for your information.

8.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Not Present

8.5 Main Fuel Shut-off (Describe Location)

Not Present

8.6 Sump Pump

Inspected

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.

9. 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:

Overhead service
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

9.0 Service Entrance Conductors

Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

9.3 Connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches, and receptacles inside the house, garage, and on the exterior walls)

Inspected

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage and exterior walls of inspected structure

Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

9.6 Location of Main and Distribution Panels

Inspected

9.7 Smoke Detectors

Inspected

9.8 Carbon Monoxide Detectors

Inspected

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.

10. 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)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

BRYANT

Ductwork:

Insulated

Filter Type:

Washable

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

BRYANT

Items

10.0 Heating Equipment

Inspected

10.1 Normal Operating Controls

Inspected

10.2 Automatic Safety Controls

Inspected

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

Repair or Replace



The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. See Video. Foam sleeve missing at suction line creates condensation and drips water.



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

10.4 Presence of installed Heat Source in each room

Inspected

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters, or heat systems)

Inspected

10.6 Solid fuel heating devices (Fireplaces, Woodstove)

Inspected

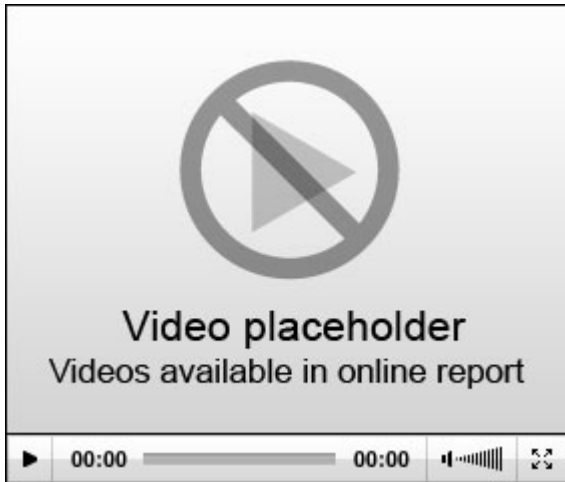
10.7 Gas/LP Firelogs and Fireplaces

Inspected

10.8 Cooling and Air Handler Equipment

Inspected

Air handler and heat pump is old but appears to be working properly. Foam sleeve on suction line is not covering copper line and condensation can drip.



10.8 Picture 1



10.8 Picture 2

10.9 Normal Operating Equipment

Inspected

10.10 Presence of installed Cooling Source in each room

Inspected

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.

11. Home Warranty Offer

Items

11.0 This home is eligible for a one year Home Warranty offer!

Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

General Summary



HomeBuyers Inspection HBI

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

Customer

Danica Sample

Address



33977 Stara Lane
Hendersonville 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.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Repair or Replace

-  (1) Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.
-  (2) The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Picture 1

1. Roofing / Chimneys / Roof Structure and Attic

1.4 Roof Drainage Systems (gutters and downspouts)

Repair or Replace

- The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

2. Exterior

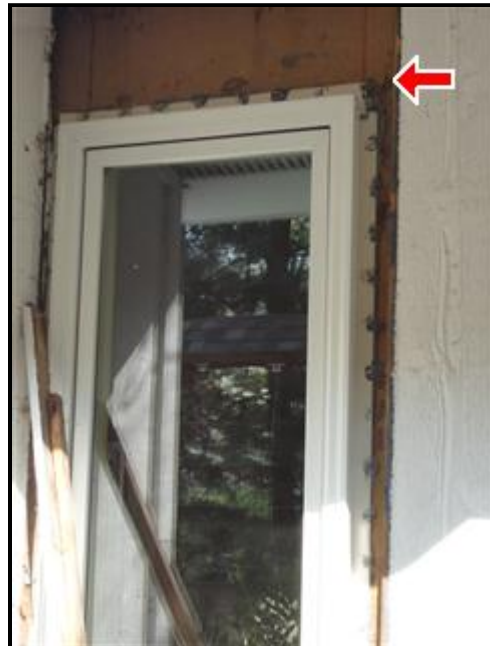
2.0 Wall Cladding, Flashing and Trim

Repair or Replace

- The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed. The siding will need prep and paint.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

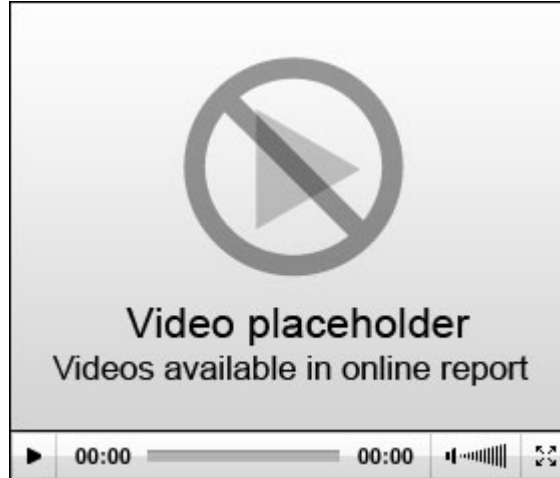
2. Exterior

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



(1) Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.

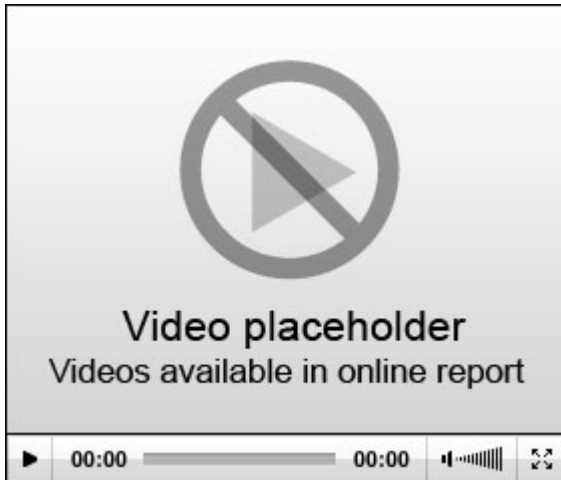


2.4 Picture 1



(2) The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.

2. Exterior



2.4 Picture 2 Water signs at front step



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



(4) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.4 Picture 7



(5) The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.

2. Exterior



2.4 Picture 8

2.5 Eaves, Soffits and Fascias Repair or Replace



(1) The wood fascia and soffit panels at eave on the front of home above garage are deteriorated. Repairs are needed to roof covering as well. A qualified contractor should inspect and repair as needed.



2.5 Picture 1



2.5 Picture 2



(2) The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.

2. Exterior




2.5 Picture 3

4. Kitchen Components and Appliances

4.5 Counters and a representative number of Cabinets

Repair or Replace

 Base Cabinetry and trim at wall cabinet are unfinished at kitchen.




4.5 Picture 1



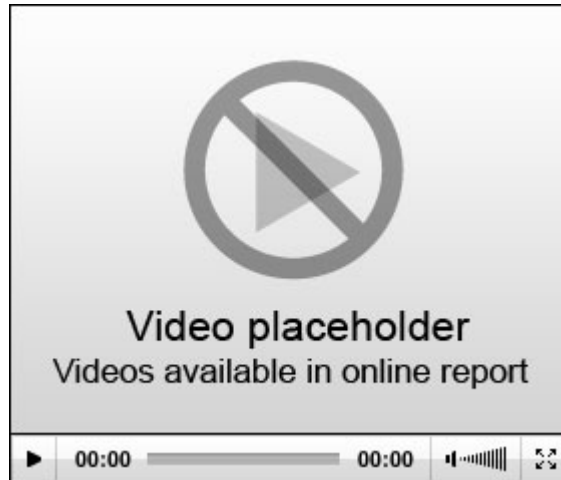
4.5 Picture 2

4.9 Dishwasher

Repair or Replace

 The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

4. Kitchen Components and Appliances

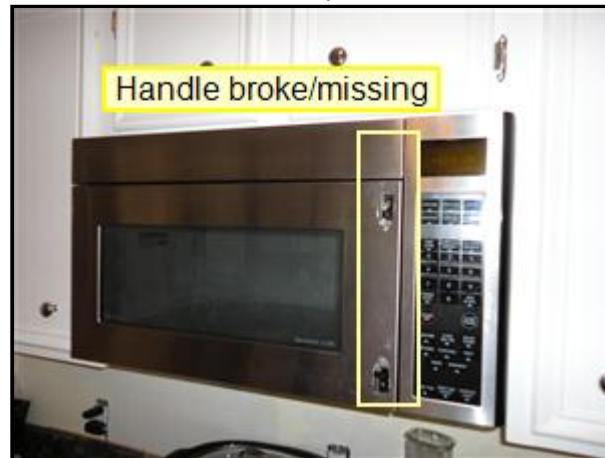


4.9 Picture 1

4.14 Microwave Cooking Equipment Repair or Replace



The microwave door handle is broken. I recommend repair as needed.



4.14 Picture 1

5. Rooms

5.0 Ceilings

Repair or Replace



(1) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect and repair as needed (See Roof Coverings).

5. Rooms



5.0 Picture 1

- (2) Water stain on ceiling panel lower level indicates plumbing leak.

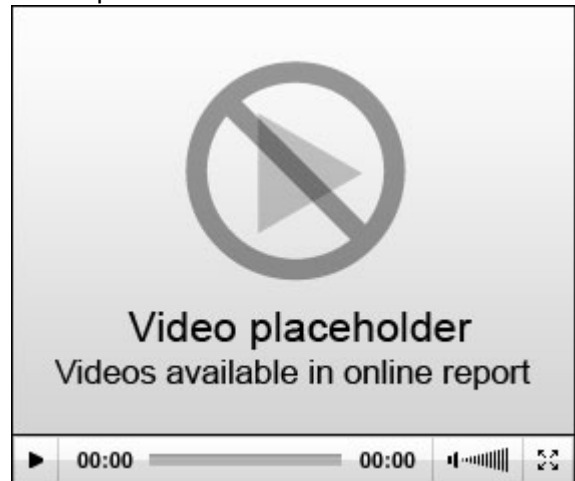


5.0 Picture 2

- (3) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.



5.0 Picture 3



5.0 Picture 4

5.1 Walls Repair or Replace

5. Rooms

- (1) Unfinished around windows in kitchen, and Den.
- (2) The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



5.1 Picture 1

- (3) The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



5.1 Picture 2

- (4) Stair cover trim is unfinished needs prep and paint at stairs.


5. Rooms



5.1 Picture 3

5.2 Floors

Repair or Replace

 Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.




5.2 Picture 1

10. Heating / Central Air Conditioning

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

Repair or Replace

 The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. See Video. Foam sleeve missing at suction line creates condensation and drips water.

10. Heating / Central Air Conditioning



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

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.