



# Inspection Report

**Cameron Spears**

**Property Address:**  
123 Nice Street  
Asheville, NC 28801



**HomeBuyers Inspection HBI**

**Russell Buchanan #306**  
2 Amherst Rd  
Asheville, NC 28803  
877-274-4299



<b>Date:</b> 12/9/2005	<b>Time:</b> 10:09 AM	<b>Report ID:</b> sample1
<b>Property:</b> 123 Nice Street Asheville, NC 28801	<b>Customer:</b> Cameron Spears	<b>Real Estate Professional:</b> Steffan Buchanan Buck 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.

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. 11. Heat systems that require water such as boilers that use radiators cannot be inspected without allowing the radiators to work fully. Some radiators that are old may take hours to fully work. Turning the electric on briefly will not allow a good inspection of these radiators. Some radiators will leak but only after sufficient time to allow for radiators to fully work has occurred. 12. Heat systems that require water such as Hydronic cannot be inspected without water and electricity 13. Jet powered tubs cannot be inspected without water. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

**Age Of Home:**  
Over 50 Years

**Client Is Present:**  
No

**Radon Test:**  
No

**Water Test:**  
No

**Weather:**  
Cloudy

**Temperature:**  
Below 32

**Rain in last 3 days:**  
Yes

**Roofing**

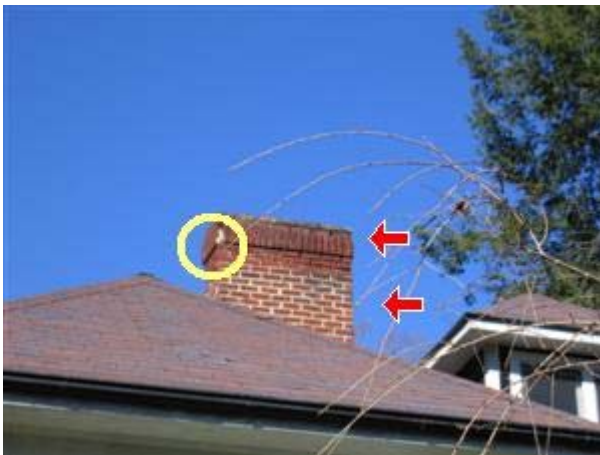
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe 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.

		IN	NI	NP	RR	
1.0	ROOF COVERINGS	X				<b>Styles &amp; Materials</b> <b>Roof Covering:</b> Architectural Tile
1.1	FLASHINGS	X				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X	<b>Viewed roof covering from:</b> Ground Ladder
1.3	ROOF DRAINAGE SYSTEMS				X	
						<b>Chimney (exterior):</b> Brick
		IN	NI	NP	RR	

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**Comments:**

1.2 The brick chimney has loose mortar and missing bricks. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



1.2 Picture 1

1.3 The gutter needs cleaning of debris at the virtually all areas where gutters are installed. 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 contractor should inspect and repair as needed.

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.

**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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				X	<b>Siding Style:</b> Brick
2.1	DOORS (Exterior)				X	<b>Siding Material:</b> Full brick
2.2	WINDOWS				X	<b>Exterior Entry Doors:</b> Wood
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				<b>Appurtenance:</b> Deck with steps Balcony Patio
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	<b>Driveway:</b> Concrete
2.5	EAVES, SOFFITS AND FASCIAS				X	

IN NI NP RR

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**Comments:**

2.0 The Brick siding at the left side (facing front) is loose, and missing mortar. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 1

2.1 The main entry door at rear of home are deteriorated at bottom of jamb (s). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.1 Picture 1

2.2 The window frame and wood trim is peeling paint at front of home. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

2.4 The concrete drive 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 1

The rock steps at the front of home and rear of home are loose 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 2



2.4 Picture 3

The slate floor on the patio at the front of home has deteriorated mortar or grout, and is loose and uneven in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 4

2.5 The soffit panel at eave on the front of home are weathered and beginning to deteriorate and peeling paint. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.5 Picture 1

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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.

**Garage**

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

**Styles & Materials**  
**Garage Door Type:**  
 One automatic

**Garage Door Material:**  
 Wood

IN NI NP RR

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**Comments:**

3.5 The garage door will reverse when met with resistance.

**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.



		IN	NI	NP	RR
4.0	CEILINGS				X
4.1	WALLS				X
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			

**Styles & Materials**

**Ceiling Materials:**  
 Sheetrock  
 Plaster  
 Painted-over wallpaper

**Wall Material:**  
 Sheetrock  
 Plaster  
 Paneling

**Floor Covering(s):**  
 Carpet  
 Hardwood T&G  
 Tile  
 Vinyl

IN NI NP RR

**Interior Doors:**  
 Raised panel

**Window Types:**  
 Single pane  
 Casement

**Cabinetry:**  
 Wood  
 Veneer

**Countertop:**  
 Granite

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**Comments:**

4.0 The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Kitchen. Repairs are needed. A qualified contractor

should inspect and repair as needed.



4.0 Picture 1

4.1 Signs of fungi growth is present on the interior wall of kitchen cabinetry in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.1 Picture 1

4.3 The hand/guard rail for the stairs to basement is missing and are missing pickets. Also the stringers are not built properly and treads are not supported properly. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



4.3 Picture 1

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.

**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.

		IN	NI	NP	RR	
5.0	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.)	X				<b>Styles &amp; Materials</b> <b>Foundation:</b> Brick  <b>Method used to observe Crawlspace:</b> From entry Crawled  <b>Floor Structure:</b> 2 X 8 2 X 10 Wood joists  <b>Wall Structure:</b> Wood Masonry
5.1	WALLS (Structural)	X				
5.2	COLUMNS OR PIERS	X				
5.3	FLOORS (Structural)				X	
5.4	CEILINGS (structural)	X				
5.5	ROOF STRUCTURE AND ATTIC	X				<b>Columns or Piers:</b> Brick piers Masonry block Supporting walls  <b>Ceiling Structure:</b> Not visible  <b>Roof Structure:</b> Stick-built 2 X 6 Rafters Common board  <b>Roof-Type:</b> Gable Hip  <b>Method used to observe attic:</b> Walked  <b>Attic info:</b> Attic access Light in attic

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**Comments:**

5.3 Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.3 Picture 1

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.

**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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X	Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	Plumbing Water Supply (into home): Galvanized (old)
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): POLY
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Washer Drain Size: 2" Diameter
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Plumbing Waste: PVC Cast iron
6.5	MAIN FUEL SHUT OFF (Describe Location)	X				Water Heater Power Source: Gas (quick recovery)
6.6	SUMP PUMP			X		Water Heater Capacity: 40 Gallon (1-2 people)  Manufacturer: A.O. SMITH

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**Comments:**

6.0 The waste line has a S-trap, and should be changed to a P-trap and "Auto-vent" at the Kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Picture 1

6.1 The outside water faucets are loose, and needs securing to wall and leaks when turned on and leaks at vacuum breaker at the left side (facing front) and right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.1 Picture 1



6.1 Picture 2

Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



6.1 Picture 3



6.1 Picture 4

The water supply line for toilet is leaking at the guest bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.1 Picture 5

**6.3** The main shut off is the blue knob located in the garage beside the water heater. This is for your information.

**6.5** The main fuel shut off is at gas meter outside

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.

**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.

		IN	NI	NP	RR	
7.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Styles &amp; Materials</b> <b>Electrical Service Conductors:</b> Below ground Aluminum 220 volts  <b>Panel capacity:</b> 200 AMP  <b>Panel Type:</b> Circuit breakers  <b>Electric Panel Manufacturer:</b> FEDERAL PACIFIC  <b>Branch wire 15 and 20 AMP:</b> Copper  <b>Wiring Methods:</b> Romex Knob and Tube Not Visible
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X	
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)				X	
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X		
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				

IN NI NP RR

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**Comments:**

7.2 You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. I recommend you consult a licensed electrician for an opinion and correct if necessary.



7.2 Picture 1

7.3 One loose wire splice and One loose wire end need placing in boxes with cover-plates within "Five feet" of attic access and above the Guest bath in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.



7.3 Picture 1



7.3 Picture 2

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.

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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.

**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.

		IN	NI	NP	RR	
8.0	HEATING EQUIPMENT	X				<b>Styles &amp; Materials</b> Heat Type: Circulating boiler
8.1	NORMAL OPERATING CONTROLS	X				<b>Energy Source:</b> Oil
8.2	AUTOMATIC SAFETY CONTROLS	X				<b>Number of Heat Systems (excluding wood)</b> One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				<b>Types of Fireplaces:</b> None
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				X	
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X		
8.7	COOLING AND AIR HANDLER EQUIPMENT			X		

IN NI NP RR

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**Comments:**

**8.5**

The vent pipe for oil fired boiler needs mastic sealed around pipe where it enters chimney. There is also a possibility of asbestos on the vent pipe. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



8.5 Picture 1

**8.7** There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

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.

**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.

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X			
9.1	INSULATION UNDER FLOOR SYSTEM	X			
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)				X
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

IN NI NP RR

**Styles & Materials**

**Attic Insulation:**

Batt  
Fiberglass  
R-19 or better

**Ventilation:**

Soffit Vents  
Passive

**Exhaust Fans:**

Fan

**Dryer Power Source:**

220 Electric

IN NI NP RR

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**Dryer Vent:**

PVC Rigid

**Floor System Insulation:**

Unfaced  
Batts  
Above R-19

**Comments:**

9.4 The Exhaust fan does not vent to outside at the guest bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified contractor should inspect and repair as needed.



9.4 Picture 1

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.

**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	X				<b>Styles &amp; Materials</b> <b>Dishwasher Brand:</b> GENERAL ELECTRIC
10.1	RANGES/OVENS/COOKTOPS	X				<b>Disposer Brand:</b> IN SINK ERATOR
10.2	RANGE HOOD	X				<b>Exhaust/Range hood:</b> RE-CIRCULATE BROAN
10.3	TRASH COMPACTOR			X		<b>Range/Oven:</b> MAGIC CHEF
10.4	FOOD WASTE DISPOSER	X				<b>Built in Microwave:</b> NONE
10.5	MICROWAVE COOKING EQUIPMENT			X		

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

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.

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**HomeBuyers Inspection HBI**

**2 Amherst Rd  
Asheville, NC 28803  
877-274-4299**

**Report Attachments**

[Federal Pacific Panel \(click here\)](#)

# General Summary



## HomeBuyers Inspection HBI

**2 Amherst Rd  
Asheville, NC 28803  
877-274-4299**

**Customer**  
Cameron Spears

**Property Address**  
123 Nice Street  
Asheville, NC 28801

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 appear to warrant 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, efficiency, or safety 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.

### Roofing

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### Repair or Replace

The brick chimney has loose mortar and missing bricks. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

#### 1.3 ROOF DRAINAGE SYSTEMS

##### Repair or Replace

The gutter needs cleaning of debris at the virtually all areas where gutters are installed. 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 contractor should inspect and repair as needed.

### Exterior

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### Repair or Replace

The Brick siding at the left side (facing front) is loose, and missing mortar. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

#### 2.1 DOORS (Exterior)

##### Repair or Replace

The main entry door at rear of home are deteriorated at bottom of jamb (s). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

#### 2.2 WINDOWS

##### Repair or Replace

The window frame and wood trim is peeling paint at front of home. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

## **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**

The concrete drive at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.

The rock steps at the front of home and rear of home are loose in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.

The slate floor on the patio at the front of home has deteriorated mortar or grout, and is loose and uneven in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.

## **2.5 EAVES, SOFFITS AND FASCIAS**

### **Repair or Replace**

The soffit panel at eave on the front of home are weathered and beginning to deteriorate and peeling paint. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

## **Interiors**

### **4.0 CEILINGS**

#### **Repair or Replace**

The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Kitchen. Repairs are needed. A qualified contractor should inspect and repair as needed.

### **4.1 WALLS**

#### **Repair or Replace**

Signs of fungi growth is present on the interior wall of kitchen cabinetry in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

### **4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

#### **Repair or Replace**

The hand/guard rail for the stairs to basement is missing and are missing pickets. Also the stringers are not built properly and treads are not supported properly. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

## **Structural Components**

### **5.3 FLOORS (Structural)**

#### **Repair or Replace**

Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

## **Plumbing System**

### **6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

#### **Repair or Replace**

The waste line has a S-trap, and should be changed to a P-trap and "Auto-vent" at the Kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

### **6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Repair or Replace**

The outside water faucets are loose, and needs securing to wall and leaks when turned on and leaks at vacuum breaker at the left side (facing front) and right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.

Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For

further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

The water supply line for toilet is leaking at the guest bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

### Electrical System

#### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

##### Repair or Replace

You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. I recommend you consult a licensed electrician for an opinion and correct if necessary.

#### 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)

##### Repair or Replace

One loose wire splice and One loose wire end need placing in boxes with cover-plates within "Five feet" of attic access and above the Guest bath in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.

### Heating / Central Air Conditioning

#### 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

##### Repair or Replace

The vent pipe for oil fired boiler needs mastic sealed around pipe where it enters chimney. There is also a possibility of asbestos on the vent pipe. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.

### Insulation and Ventilation

#### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

##### Repair or Replace

The Exhaust fan does not vent to outside at the guest bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified contractor should inspect and repair as needed.

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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