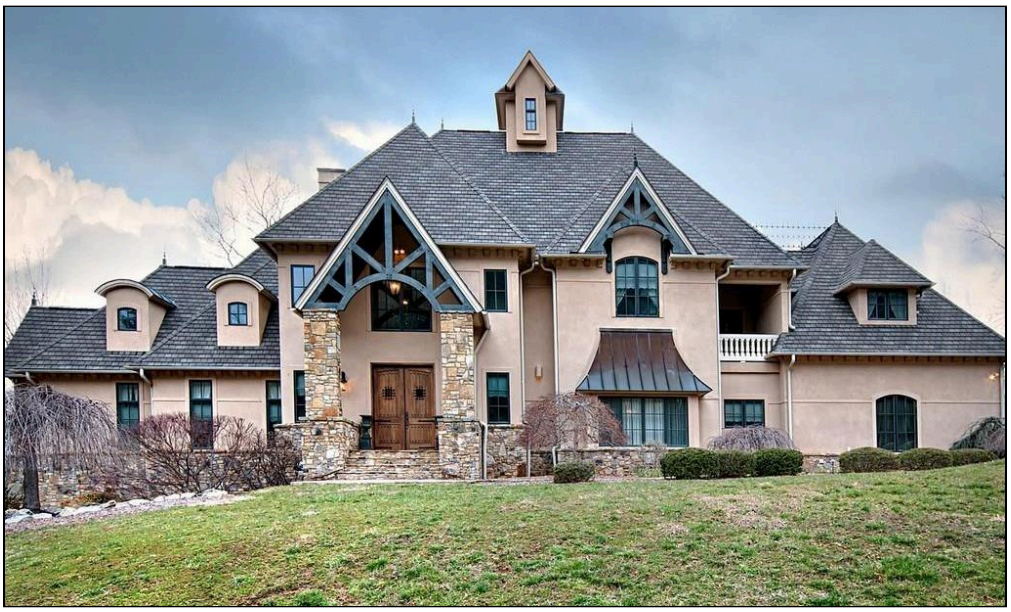
# Inspection Report

## Sample Buyer

**Property Address:**
586 Mountain Fancy Drive
Big Lake NC 28715



### HomeGauge Software

**Russell Buchanan**
**122 Lyman Street**
**Asheville, NC 28801**
**828-254-2030**

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## General Info

**Property Address**
586 Mountain Fancy Drive
Big Lake NC 28715

**Date of Inspection**
12/15/2020

**Report ID**
12345-Sample

**Customer(s)**
Sample Buyer

**Time of Inspection**
1:00 PM

**Real Estate Agent**
Nath Dau-Schmidt
DauSchmidt Realty

## Inspection Details

**In Attendance:**
Customer and their agent

**Type of building:**
Single Family (2 story)

**Approximate age of building:**
Over 10 Years

**Temperature:**
Over 65 (F) = 18 (C)

**Weather:**
Clear

**Ground/Soil surface condition:**
Dry

**Rain in last 3 days:**
No

**Radon Test:**
Yes

**Water Test:**
No

## Comment Key & Definitions

**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.

## 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

| | | 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

**Styles & Materials**

**Roof Covering:**
Asphalt/Fiberglass

**Viewed roof covering from:**
Ground

**Chimney (exterior):**
Masonry Stucco

**Comments:**

**1.3** Drain line has sunken or pulled loose from downspout. This area needs repair.



1.3 Item 1 (Picture)

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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 inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

| | | 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 | • | | | |
| 2.6 | Other | | • | | |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | **IN** | **NI** | **NP** | **RR** |

**Styles & Materials**

**Siding Style:**
Rock and Mortar
Cement stucco

**Siding Material:**
Stone
Masonry

**Exterior Entry Doors:**
Wood

**Appurtenance:**
Balcony
Sidewalk

**Driveway:**
Asphalt

**Comments:**

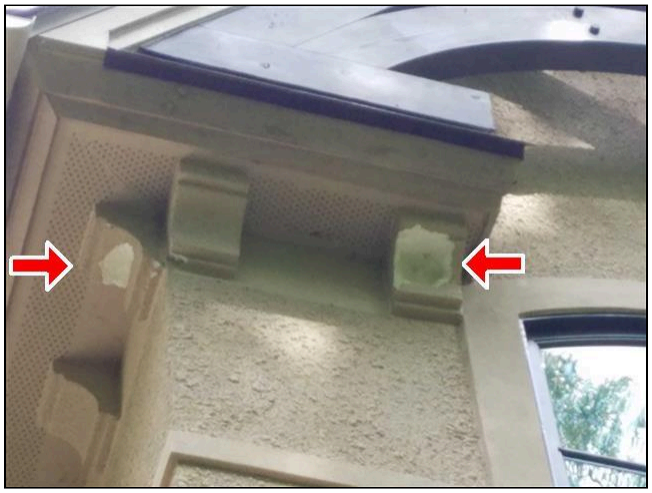
**2.0** (1) The stucco siding, trim and fascia are in need of cleaning and repainting throughout. Gutters will need to be temporarily removed to paint and then re-install.

(2) The gable wood work on at least two locations shows signs of some damage from carpenter bees etc. and need repair and prep and paint.



2.0 Item 1 (Picture)

(3) Some repair areas noticed

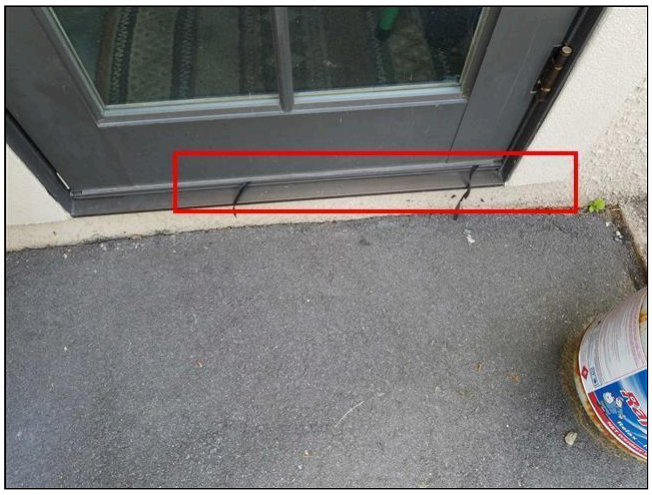


2.0 Item 2 (Picture)

**2.1** (1) Weather stripping on a few exterior doors are loose, missing or damaged in areas..

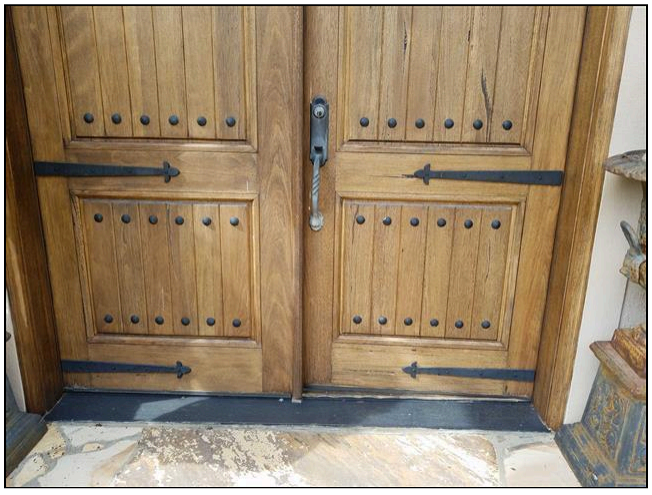


2.1 Item 1 (Picture) balcony from kitchen



2.1 Item 2 (Picture) garage

(2) Stain used to protect main doors has faded or failed, and need prep and stain again.



2.1 Item 3 (Picture)

**2.2** Window trim is damaged at the rear of home over the extra room (seen from ground level).



2.2 Item 1 (Picture)

**2.3** (1) The master suite balcony floor is deteriorated. Water has came in along front or outer band where tile or trim failed to cover seam when installed. Tile is cracked in an area. Guard rail and tile will need to be replaced. Guard rail can be re used but tile likely cannot. Subfloor will need to be replaced along front length of balcony and side nearest door and install tile and seal.




2.3 Item 1 (Picture)




2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

(2) Loose stone at steps of home at entry.




2.3 Item 4 (Picture)

(3) Balcony off Living room will need railings cleaned and painted. Some areas of supports for railing appear weathered and light deterioration may exist.

(4) Decorative railing at parking lot is rusting and needs rust inhibitor, sanding and paint. Also on the roof and due to the slope a boom vehicle may be needed to access and properly prep and paint.

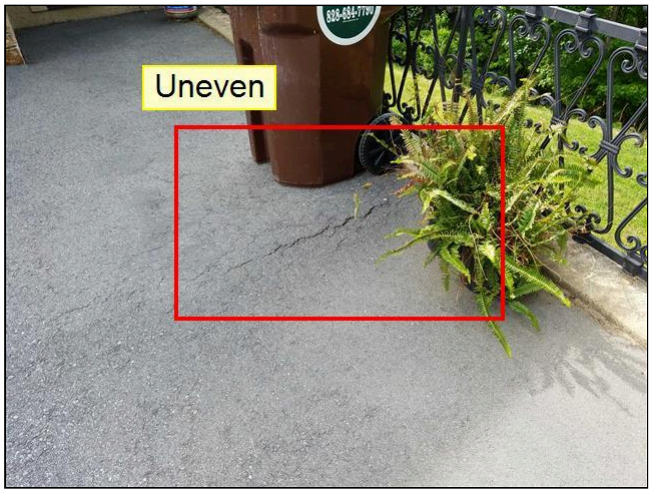


2.3 Item 5 (Picture)

**2.4** (1) Driveway does not drain water and an attempt to correct with trench drains is not par with the expectations of this home and does not appear to work. Uneven or sag in areas. A proper repair is to remove pavement, slope correctly and apply new pavement.



2.4 Item 1 (Picture)




2.4 Item 2 (Picture)

(2) Reattaining wall has at least one loose stone and some areas need grout again and sealant applied.




2.4 Item 3 (Picture)

**2.5** (1) See Wall Cladding comments involving the need to prep and paint to protect.

(2) Hornets nest "active" and is quickly forming above balcony



2.5 Item 1 (Picture)

**2.6** The decorative pond out front is not working. This could be because the pond leaks or is not operable?



2.6 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. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.





| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 3.0 | 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.) | • | | | |
| 3.1 | Walls (Structural) | | | | • |
| 3.2 | Columns or Piers | • | | | |
| 3.3 | Floors (Structural) | • | | | |
| 3.4 | Ceilings (Structural) | • | | | |
| 3.5 | Roof Structure and Attic | • | | | |

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

| IN | NI | NP | RR |
|---|---|---|---|

### Styles & Materials

**Foundation:**
Masonry block
Rock
Poured concrete

**Method used to observe Crawlspace:**
No crawlspace

**Floor Structure:**
Wood joists
Slab
Not visible

**Wall Structure:**
Wood
Masonry

**Columns or Piers:**
Masonry block
Steel lally columns
Supporting walls

**Ceiling Structure:**
Not visible

**Roof Structure:**
Engineered wood trusses
Stick-built

**Roof-Type:**
Gable
Hip

**Method used to observe attic:**
Walked
Inaccessible

**Attic info:**
Attic access

Pull Down stairs
Storage
Light in attic

**Comments:**

**3.1** Rock wall has settled or continues to settle and repair signs indicate it has settled previously and has settled more or again. Repairs are needed to wall and cement chinking. See roof section at Gutters and downspouts for more repair recommendations.



3.1 Item 1 (Picture)

**3.5** Insects dead from entering around window area in attic (FYI).



3.5 Item 1 (Picture)

---

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.

## 4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 4.0 | Heating and Cooling Equipment | | | | • |
| 4.1 | Normal Operating Controls | • | | | |
| 4.2 | Automatic Safety Controls | • | | | |
| 4.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | |
| 4.4 | Presence of Installed Heat Source in Each Room | • | | | |
| 4.5 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) | • | | | |
| 4.6 | Solid Fuel Heating Devices (Fireplaces, Woodstove) | | | • | |
| 4.7 | Gas/LP Firelogs and Fireplaces | | | | • |
| 4.8 | Presence of Installed Cooling Source in Each Room | • | | | |

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

### Styles & Materials

**Heat Type:**
Furnace

**Energy Source:**
Gas

**Number of Heat Systems (excluding wood):**
Three

**Ductwork:**
Insulated

**Filter Type:**
Disposable

**Types of Fireplaces:**
Vented gas logs

**Operable Fireplaces:**
Three

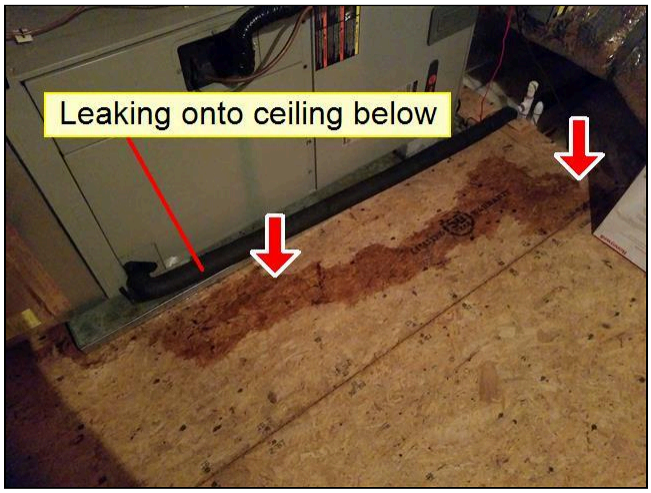
**Number of Woodstoves:**
None

**Cooling Equipment Type:**
Air conditioner unit

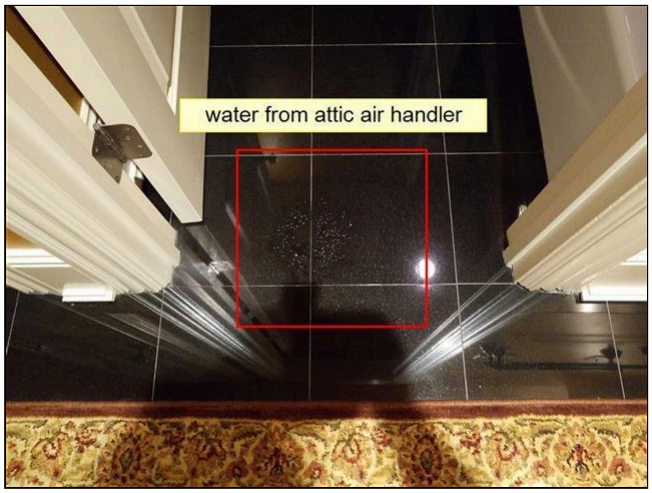
**Cooling Equipment Energy Source:**
Electricity

**Comments:**

**4.0** Air handler was leaking condensation into the drain pan. The drain pan was full and eventually the safety switch did cut off unit. However it still leaked which could mean that the pan itself may leak at a seam? Note: The listing agent called a HVAC person who did replace the filter that was clogged and troubleshooted the system. I did not see if he removed the standing water. Not doing so can cause more to leak onto the ceiling below. The ceiling below was dripping water and has already stained. I did not inspect for mold and it could develop. Repairs if air handler was repaired will likely be prime seal ceiling and re paint.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

**4.7** The remote for Formal Living room fireplace was not found and I could not turn on fireplace?

---

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.

## 5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 5.0 | Plumbing Drain, Waste and Vent Systems | | | | • |
| 5.1 | Plumbing Water Supply, Distribution System and Fixtures | | | | • |
| 5.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents | | | | • |
| 5.3 | Main Water Shut-off Device (Describe location) | | | | • |
| 5.4 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | • | | | |
| 5.5 | Main Fuel Shut-off (Describe Location) | • | | | |
| 5.6 | Sump Pump | | | • | |

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

**Styles & Materials**

**Water Source:**
Public

**Water Filters:**
None

**Plumbing Water Supply (into home):**
Not visible

**Plumbing Water Distribution (inside home):**
PEX
Not visible

**Washer Drain Size:**
2" Diameter

**Plumbing Waste:**
PVC

**Water Heater Power Source:**
Gas (quick recovery)

**Water Heater Location:**
Basement

**Comments:**

**5.0** (1) Both sinks in shared bathroom upstairs drains slow.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

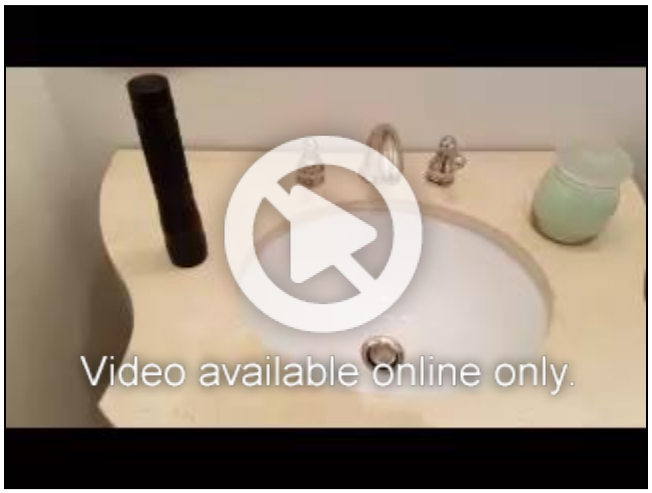
(2) The diverter on tub spout does not divert all water from tub to shower enough to affect the flow.

**5.1** (1) Shower fixture leaked in a few areas where seals may be old. Recommend repair or replace as necessary.



5.1 Item 1 (Video)

(2) Control knobs for guest bath sink upstairs (light blue room) appear to be installed opposite to normal direction to turn water off and on. Volume or pressure here is somewhat low compared to the other plumbing locations in the home.




5.1 Item 2 (Video)

(3) Protective cover for fixture has sagged or loosened to where water can get in behind wall at light blue guest bedroom upstairs and at master shower,

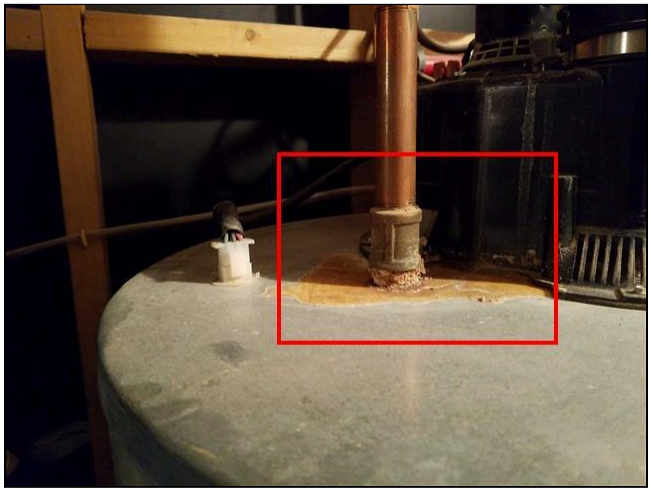


5.1 Item 3 (Picture)



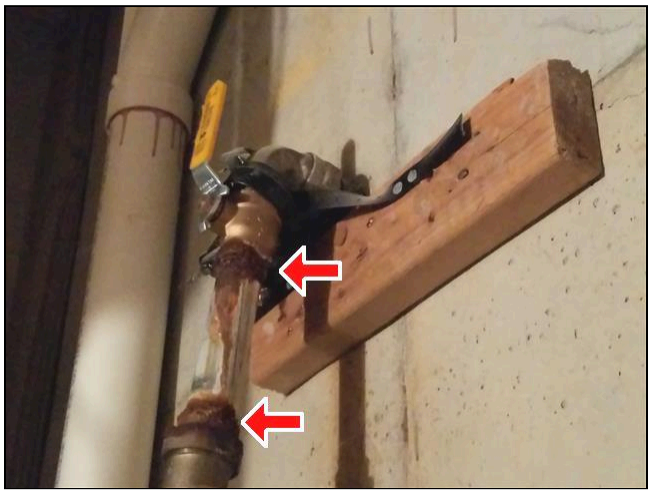
5.1 Item 4 (Picture)

**5.2** Water connection to water heater leaks or has corroded and may have temporarily stopped leaking due to corrosion? A plumber should repair or replace as needed.



5.2 Item 1 (Picture)

**5.3** Main water has leaked or leaking at connection. Drip stains seen on replacement filters for HVAC being stored below. This is a high pressure area and needs connection fittings replaced. Line could rupture or become worse. A plumber should replace.



5.3 Item 1 (Picture)

**5.5** At gas meter outside is the main shut-off location for all gas into home.

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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.

## 6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 6.0 | Service Entrance Conductors | • | | | |
| 6.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels | • | | | |
| 6.2 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage | • | | | |
| 6.3 | 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) | | | | • |
| 6.4 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure | • | | | |
| 6.5 | Operation of GFCI (Ground Fault Circuit Interrupters) | • | | | |
| 6.6 | Operation of AFCI (ARC Fault Circuit Interrupters) | • | | | |
| 6.7 | Location of Main and Distribution Panels | • | | | |
| 6.8 | Smoke Detectors | • | | | |
| 6.9 | Carbon Monoxide Detectors | • | | | |

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

### Styles & Materials

**Electrical Service**

**Conductors:**
Below ground
Aluminum
220 volts

**Panel Capacity:**
200 AMP

**Panel Type:**
Circuit breakers
GFCI Breakers

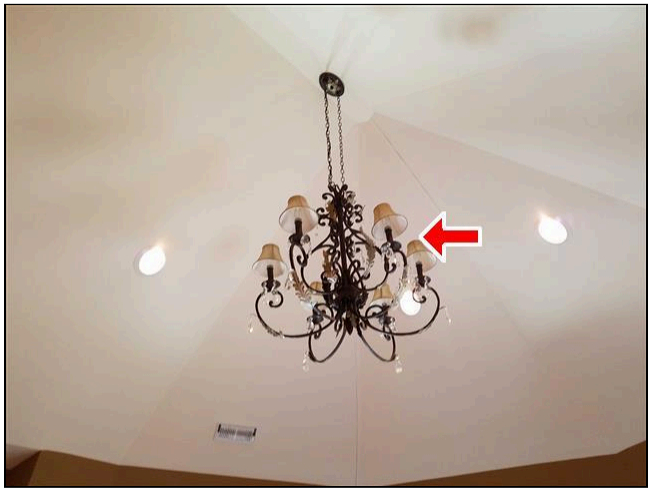
**Branch wire 15 and 20**

**AMP:**
Copper

**Wiring Methods:**
Romex
Not Visible

**Comments:**

**6.3** I was unable to see the light fixture work or come on in the upstairs Master? It could be that all bulbs are burned out or it may require an electrician.



6.3 Item 1 (Picture)

**6.8** 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.

## 7. 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 |
|---|---|---|---|---|---|
| 7.0 | Insulation in Attic | • | | | |
| 7.1 | Insulation Under Floor System | • | | | |
| 7.2 | Vapor Retarders (in Crawlspace or basement) | | • | | |
| 7.3 | Ventilation of Attic and Foundation Areas | • | | | |
| 7.4 | Venting Systems (Kitchens, Baths and Laundry) | • | | | |
| 7.5 | Ventilation Fans and Thermostatic Controls in Attic | | | • | |

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

### Styles & Materials

**Attic Insulation:**
Blown
Fiberglass

**Ventilation:**
Ridge vents
Soffit Vents

**Exhaust Fans:**
Fan

**Dryer Power Source:**
220 Electric

**Dryer Vent:**
Flexible Metal

**Floor System**

**Insulation:**
Batts

**Comments:**

**7.2** Not visible, finished surfaces

---

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.

## 8. 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.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 8.0 | Ceilings | | | | • |
| 8.1 | Walls | | | | • |
| 8.2 | Floors | | | | • |
| 8.3 | Steps, Stairways, Balconies and Railings | • | | | |
| 8.4 | Counters and Cabinets (representative number) | • | | | |
| 8.5 | Doors (representative number) | • | | | |
| 8.6 | Windows (representative number) | | | | • |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | **IN** | **NI** | **NP** | **RR** |

### Styles & Materials

**Ceiling Materials:**
Gypsum Board

**Wall Material:**
Gypsum Board

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

**Interior Doors:**
Raised panel

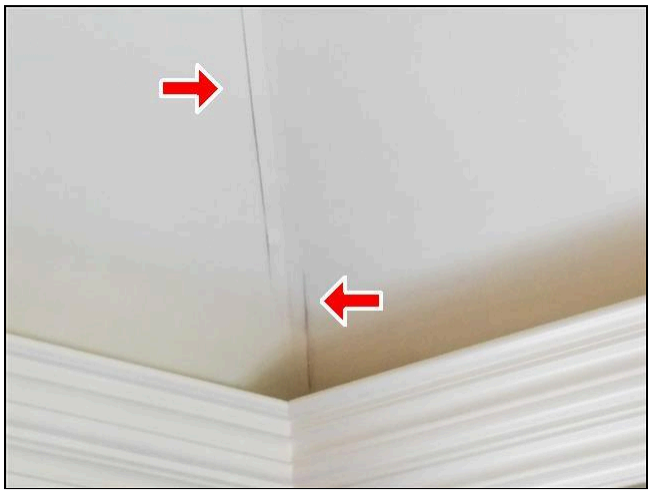
**Window Types:**
Thermal/Insulated
Casement

**Cabinetry:**
Wood
Veneer

**Countertop:**
Granite

**Comments:**

**8.0** Tape used to bed Gypsum board seams are loose, failed in a few areas of home including 4 corners of highest ceiling as well as Master bedroom upstairs. Work will require painting all ceiling to match. Due to the height this will require a means to access the area, and can increase the cost to repair.

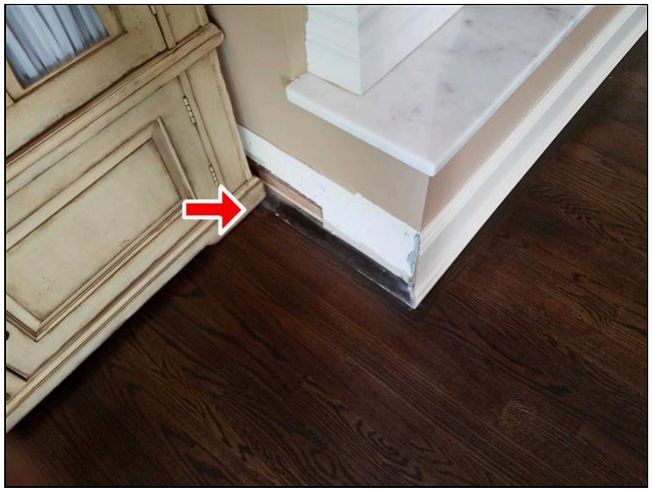


8.0 Item 1 (Picture)

**8.1** Baseboard and trim missing from both sides of fireplace in Master bedroom.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

**8.2** Tile floor in Master needs grout where missing and reseal.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

**8.6** (1) Double window cannot open fully due to the gutter being too low at shared bathroom upstairs.




8.6 Item 1 (Picture)

(2) Window in light blue guest bedroom upstairs is showing odd signs between glass that looks like blisters? It does not appear cloudy. Replace if desired.

---

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.

## 9. Garage

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 9.0 | Garage Ceilings | • | | | |
| 9.1 | Garage Walls (including Firewall Separation) | • | | | |
| 9.2 | Garage Floor | • | | | |
| 9.3 | Garage Door (s) | | | | • |
| 9.4 | Occupant Door (from garage to inside of home) | • | | | |
| 9.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) | | | | • |
| 9.6 | Garage window (s) | • | | | |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | **IN** | **NI** | **NP** | **RR** |

**Styles & Materials**

**Garage Door Type:**
Three automatic

**Garage Door Material:**
Wood

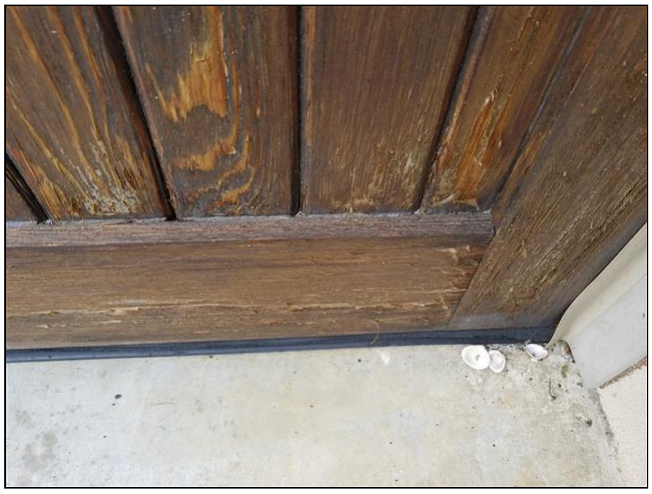
**Comments:**

**9.2** Typical settlement cracks

**9.3** All three garage doors are no longer protected by the stain or sealant and are starting to peel, fade and eventually deteriorate.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)




9.3 Item 4 (Picture)

**9.5** Garage door 1st on left from outside will not close properly and requires holding button in.

## 10. Built-In Kitchen Appliances

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 10.0 | Dishwasher | | | | • |
| 10.1 | Ranges/Ovens/Cooktops | • | | | |
| 10.2 | Range Hood (s) | • | | | |
| 10.3 | Food Waste Disposer | • | | | |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | **IN** | **NI** | **NP** | **RR** |

**Styles & Materials**

**Dishwasher Brand:**
KITCHEN AIDE

**Comments:**

**10.0** It appears that the silverware tray is missing?



10.0 Item 1 (Picture)

**10.3** Push button for operation wanted to remain in when using.

---

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.

## 11. Home Tour

| | |
|---|---|
| 11.0 | 360 degree photos |

**Comments:**

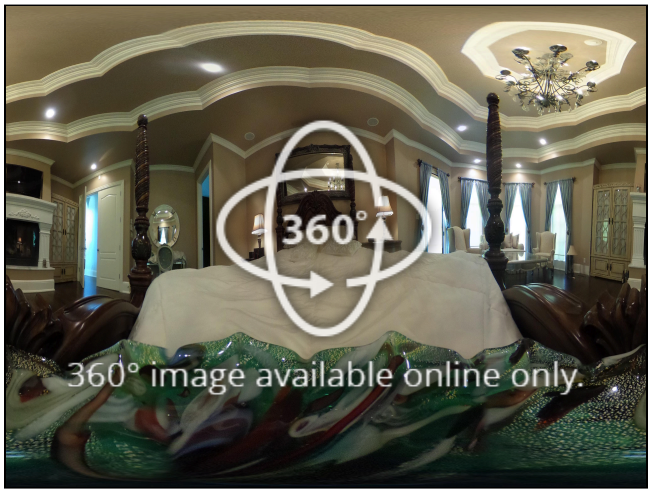
**11.0**



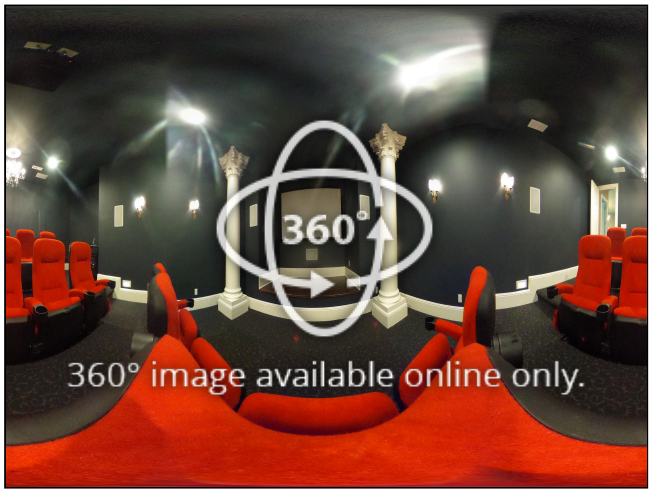
11.0 Item 1 (Picture)



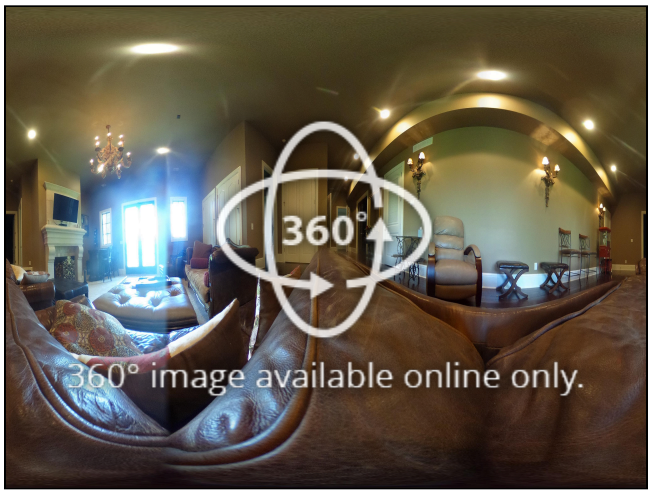
11.0 Item 2 (Picture)



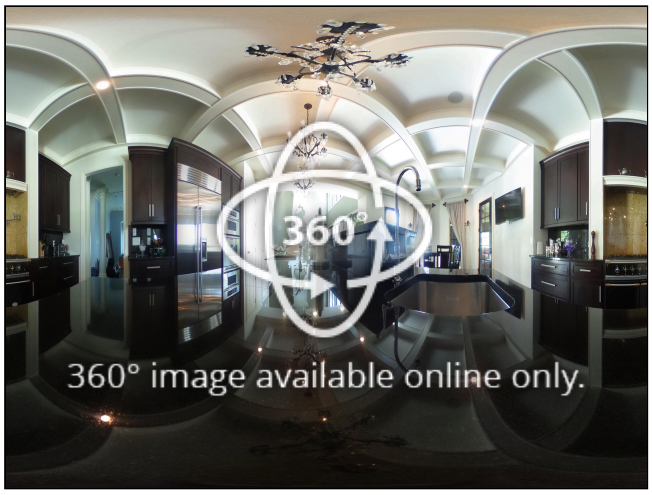
11.0 Item 3 (Picture)



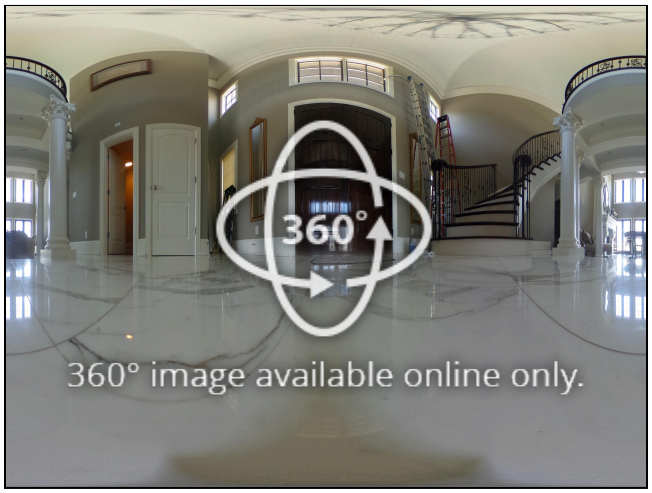
11.0 Item 4 (Picture)



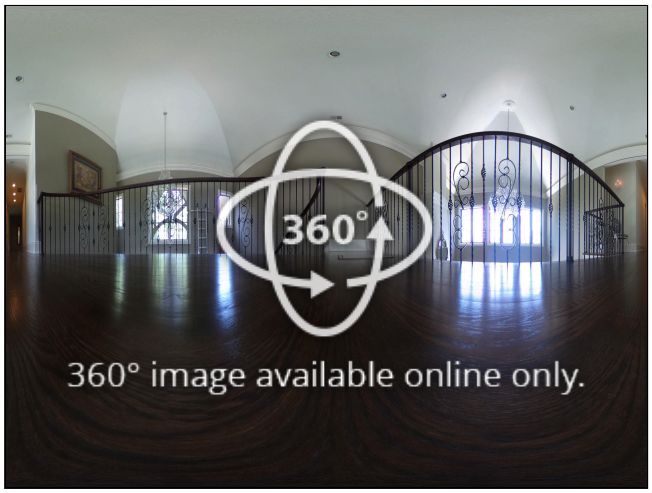

11.0 Item 5 (Picture)




11.0 Item 6 (Picture)




11.0 Item 7 (Picture)




11.0 Item 8 (Picture)




11.0 Item 9 (Picture)

# Summary

**HomeGauge Software**

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

**Customer**
Sample Buyer

**Address**
586 Mountain Fancy Drive
Big Lake NC 28715

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

### 1.3 Roof Drainage Systems

**Repair or Replace**
Drain line has sunken or pulled loose from downspout. This area needs repair.



1.3 Item 1 (Picture)

## 2. Exterior

### 2.0 Wall Cladding Flashing and Trim

**Repair or Replace**

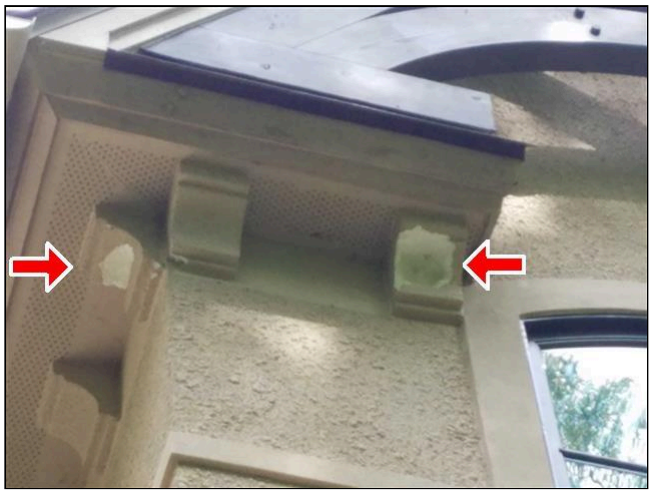
(1) The stucco siding, trim and fascia are in need of cleaning and repainting throughout. Gutters will need to be temporarily removed to paint and then re-install.

(2) The gable wood work on at least two locations shows signs of some damage from carpenter bees etc. and need repair and prep and paint.



2.0 Item 1 (Picture)

(3) Some repair areas noticed



2.0 Item 2 (Picture)

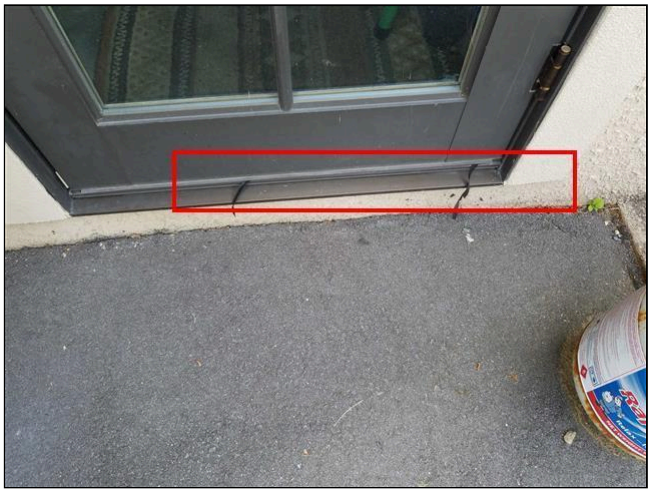
**2.1 Doors (Exterior)**

**Repair or Replace**

(1) Weather stripping on a few exterior doors are loose, missing or damaged in areas..

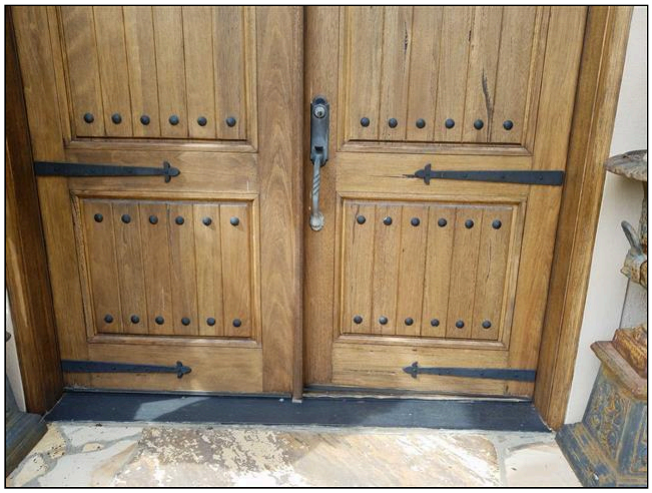


2.1 Item 1 (Picture) balcony from kitchen



2.1 Item 2 (Picture) garage

(2) Stain used to protect main doors has faded or failed, and need prep and stain again.



2.1 Item 3 (Picture)

## 2.2 Windows

**Repair or Replace**

Window trim is damaged at the rear of home over the extra room (seen from ground level).



2.2 Item 1 (Picture)

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

**Repair or Replace**

(1) The master suite balcony floor is deteriorated. Water has came in along front or outer band where tile or trim failed to cover seam when installed. Tile is cracked in an area. Guard rail and tile will need to be replaced. Guard rail can be re used but tile likely cannot. Subfloor will need to be replaced along front length of balcony and side nearest door and install tile and seal.




2.3 Item 1 (Picture)




2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

(2) Loose stone at steps of home at entry.




2.3 Item 4 (Picture)

(3) Balcony off Living room will need railings cleaned and painted. Some areas of supports for railing appear weathered and light deterioration may exist.
(4) Decorative railing at parking lot is rusting and needs rust inhibitor, sanding and paint. Also on the roof and due to the slope a boom vehicle may be needed to access and properly prep and paint.



2.3 Item 5 (Picture)

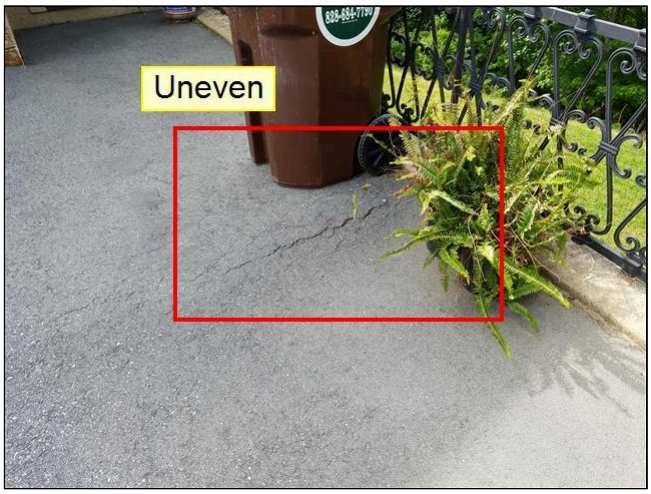
**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

(1) Driveway does not drain water and an attempt to correct with trench drains is not par with the expectations of this home and does not appear to work. Uneven or sag in areas. A proper repair is to remove pavement, slope correctly and apply new pavement.



2.4 Item 1 (Picture)




2.4 Item 2 (Picture)

(2) Reattaining wall has at least one loose stone and some areas need grout again and sealant applied.




2.4 Item 3 (Picture)

**2.6 Other**

**Not Inspected**

The decorative pond out front is not working. This could be because the pond leaks or is not operable?



2.6 Item 1 (Picture)

## 3. Structural Components

### 3.1 Walls (Structural)

**Repair or Replace**

Rock wall has settled or continues to settle and repair signs indicate it has settled previously and has settled more or again. Repairs are needed to wall and cement chinking. See roof section at Gutters and downspouts for more repair recommendations.



3.1 Item 1 (Picture)

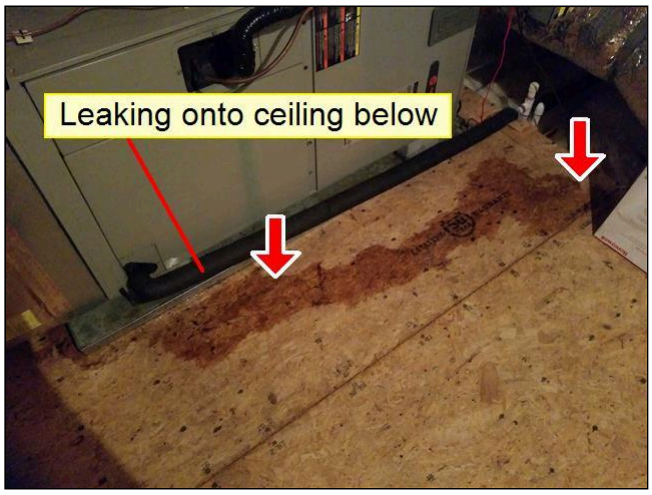
## 4. Heating / Central Air Conditioning

### 4.0 Heating and Cooling Equipment

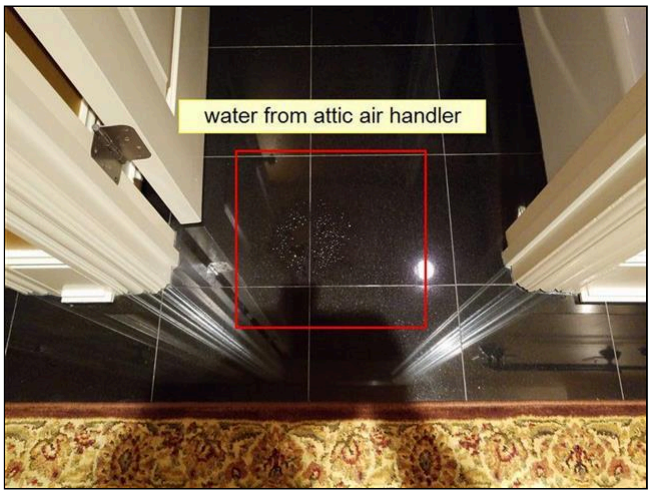
**Repair or Replace**

Air handler was leaking condensation into the drain pan. The drain pan was full and eventually the safety switch did cut off unit. However it still leaked which could mean that the pan itself may leak at a seam? Note: The listing agent called a HVAC person who did replace the filter that was clogged and

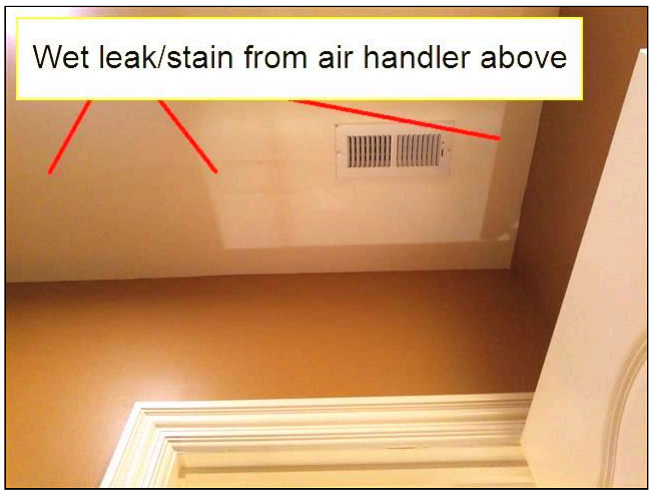
troubleshooted the system. I did not see if he removed the standing water. Not doing so can cause more to leak onto the ceiling below. The ceiling below was dripping water and has already stained. I did not inspect for mold and it could develop. Repairs if air handler was repaired will likely be prime seal ceiling and re paint.




4.0 Item 1 (Picture)




4.0 Item 2 (Picture)




4.0 Item 3 (Picture)

**4.7 Gas/LP Firelogs and Fireplaces**

**Repair or Replace**

The remote for Formal Living room fireplace was not found and I could not turn on fireplace?

## 5. Plumbing System

**5.0 Plumbing Drain, Waste and Vent Systems**

**Repair or Replace**

(1) Both sinks in shared bathroom upstairs drains slow.




5.0 Item 1 (Picture)




5.0 Item 2 (Picture)

(2) The diverter on tub spout does not divert all water from tub to shower enough to affect the flow.

**5.1 Plumbing Water Supply, Distribution System and Fixtures**

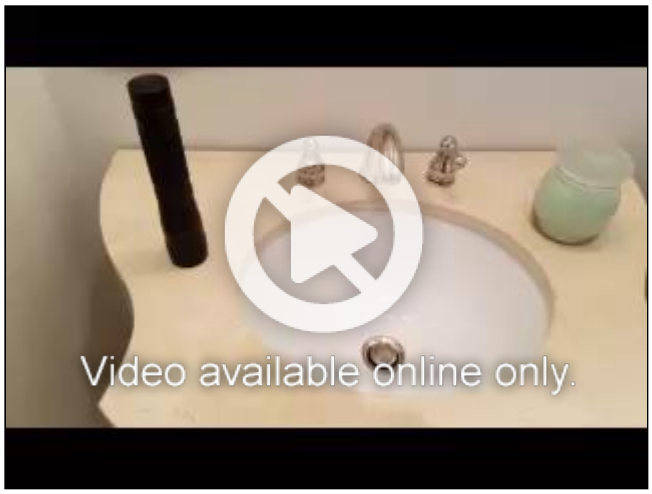
**Repair or Replace**

(1) Shower fixture leaked in a few areas where seals may be old. Recommend repair or replace as necessary.




5.1 Item 1 (Video)

(2) Control knobs for guest bath sink upstairs (light blue room) appear to be installed opposite to normal direction to turn water off and on. Volume or pressure here is somewhat low compared to the other plumbing locations in the home.




5.1 Item 2 (Video)

(3) Protective cover for fixture has sagged or loosened to where water can get in behind wall at light blue guest bedroom upstairs and at master shower,



5.1 Item 3 (Picture)

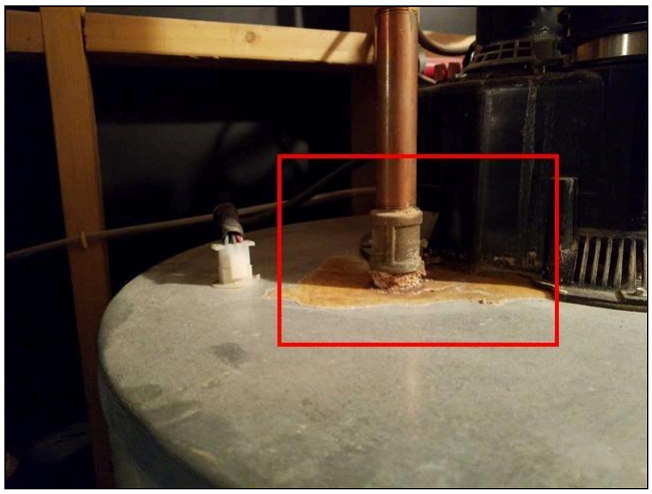


5.1 Item 4 (Picture)

**5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Repair or Replace**

Water connection to water heater leaks or has corroded and may have temporarily stopped leaking due to corrosion? A plumber should repair or replace as needed.

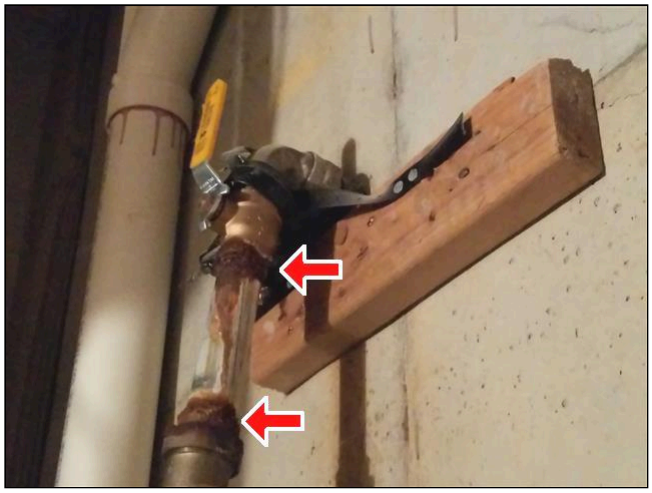


5.2 Item 1 (Picture)

**5.3 Main Water Shut-off Device (Describe location)**

**Repair or Replace**

Main water has leaked or leaking at connection. Drip stains seen on replacement filters for HVAC being stored below. This is a high pressure area and needs connection fittings replaced. Line could rupture or become worse. A plumber should replace.



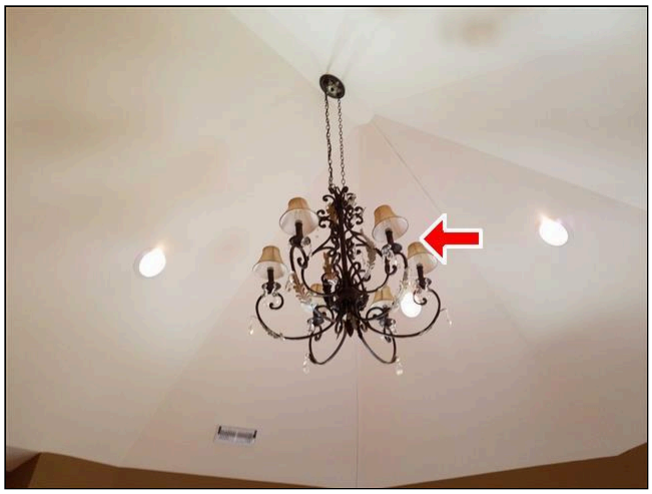
5.3 Item 1 (Picture)

## 6. Electrical System

**6.3 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**

I was unable to see the light fixture work or come on in the upstairs Master? It could be that all bulbs are burned out or it may require an electrician.



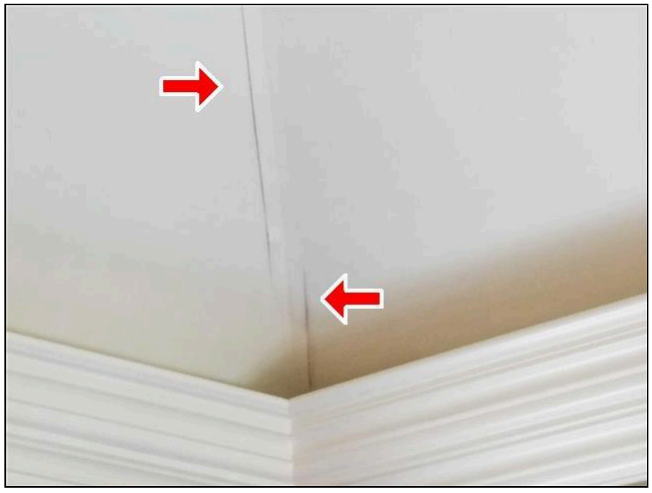
6.3 Item 1 (Picture)

## 8. Interiors

### 8.0 Ceilings

**Repair or Replace**

Tape used to bed Gypsum board seams are loose, failed in a few areas of home including 4 corners of highest ceiling as well as Master bedroom upstairs. Work will require painting all ceiling to match. Due to the height this will require a means to access the area, and can increase the cost to repair.



8.0 Item 1 (Picture)

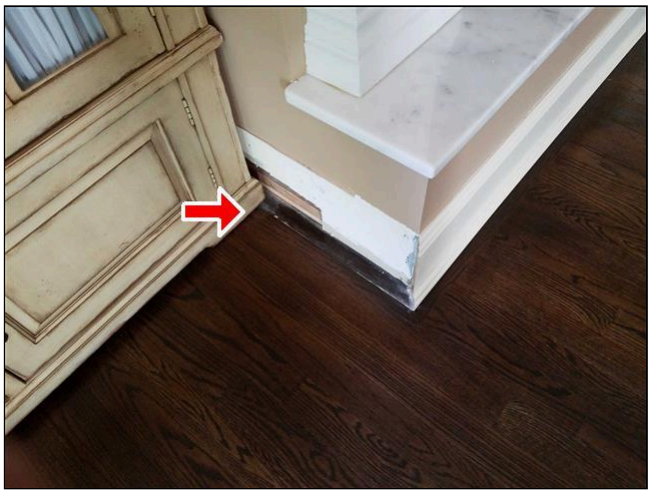
### 8.1 Walls

**Repair or Replace**

Baseboard and trim missing from both sides of fireplace in Master bedroom.



8.1 Item 1 (Picture)

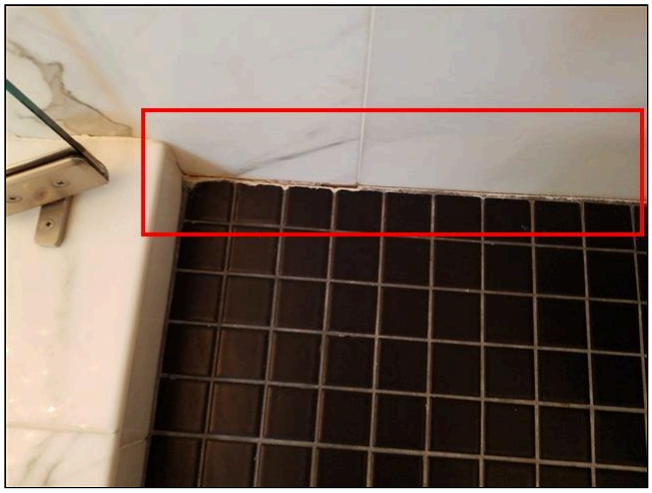


8.1 Item 2 (Picture)

**8.2 Floors**

**Repair or Replace**

Tile floor in Master needs grout where missing and reseal.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

**8.6 Windows (representative number)**

**Repair or Replace**

(1) Double window cannot open fully due to the gutter being too low at shared bathroom upstairs.




8.6 Item 1 (Picture)

(2) Window in light blue guest bedroom upstairs is showing odd signs between glass that looks like blisters? It does not appear cloudy. Replace if desired.

## 9. Garage

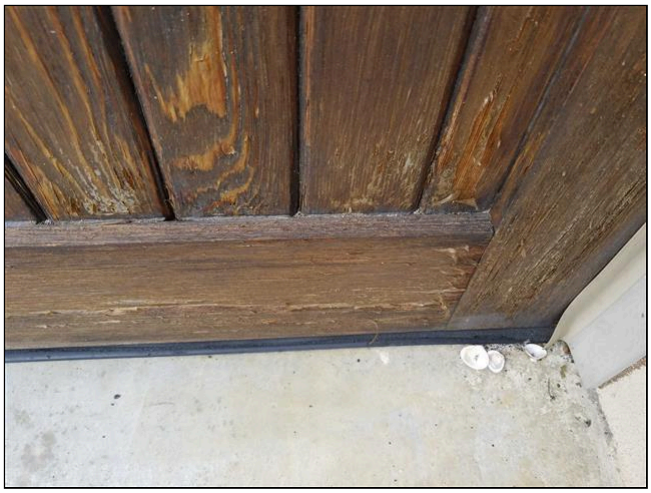
### 9.3 Garage Door (s)

**Repair or Replace**

All three garage doors are no longer protected by the stain or sealant and are starting to peel, fade and eventually deteriorate.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)




9.3 Item 4 (Picture)

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

**Repair or Replace**

Garage door 1st on left from outside will not close properly and requires holding button in.

## 10. Built-In Kitchen Appliances

**10.0 Dishwasher**

**Repair or Replace**

It appears that the silverware tray is missing?



10.0 Item 1 (Picture)

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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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