



INSPECTION REPORT

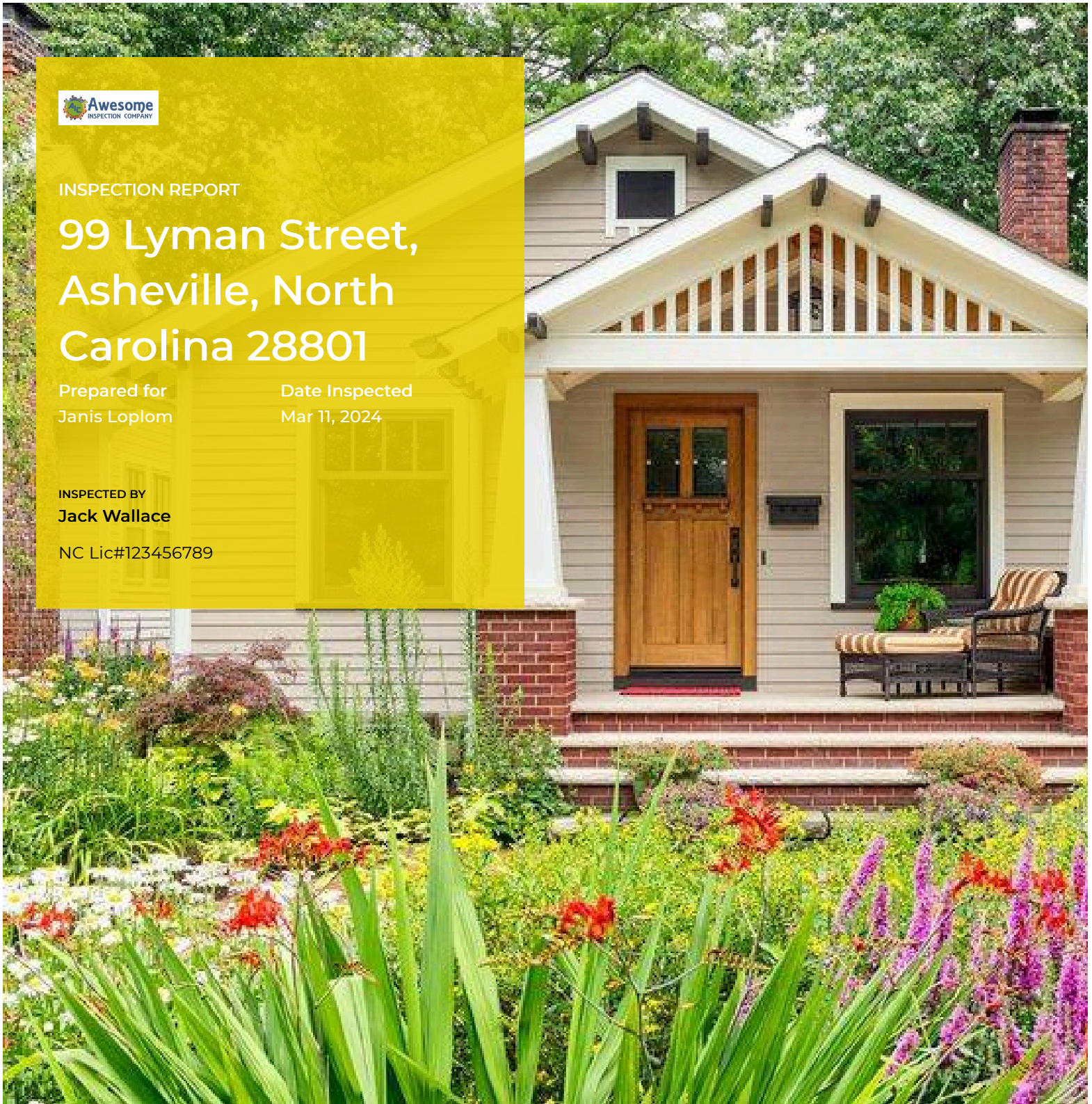
# 99 Lyman Street, Asheville, North Carolina 28801

Prepared for  
Janis Loplom

Date Inspected  
Mar 11, 2024

INSPECTED BY  
**Jack Wallace**

NC Lic#123456789



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# General Information

Weather Conditions:	<b>Sunny</b>	Water Source:	<b>Public</b>
Temperature:	<b>Over 80 (F)</b>	Present During Inspection:	<b>Buyer's agent, Buyer</b>
Occupancy:	<b>Occupied</b>	Ground Conditions:	<b>Dry</b>

# Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.



## SAFETY CONCERNS

1. Electric Service Panel: 40 and 50 amp circuit breakers in the main electrical panel for the detached workshop appeared to be overfused.
2. Wiring: Several unenclosed electrical junctions were observed at the basement ceiling at the step down into the lower part of the basement, and in the laundry area, where newer wiring was connected to old knob and tube wiring. Old knob and tube wiring was also noted at other locations in the crawlspace.
3. Water Heater: The temperature of the hot water in the home was high (130+ degs F, measured at the bathroom sink), presenting a possible scald hazard.



## ITEMS NOT OPERATING

None



## MAJOR CONCERNS

4. Column / Pier: A brick column in the center of the crawlspace had a leaning appearance and was noted to be partially undermined at one corner where the dirt was dug out too closely.



## MODERATE CONCERNS

5. Balcony, Deck or Porch: Handrail to the stairs of the rear deck is deteriorated and pulling away.
6. Downspout: Several downspouts are damaged or missing kickouts.
7. Vegetation, Drainage and Grading: Large tree in close proximity to the home with a section that looked insect-ridden and possibly diseased.
8. Roof Material: Several roof shingles were noted as pushing up or have an irregular appearance, which could be due to nail pops, loss of adhesion, or other factors, such as excessive heat in the attic. No damaged or missing shingles were observed.
9. Skylight / Solar Tube: Decay/damage was observed the bottom inside corner of the skylight.



## MINOR CONCERNS

10. GFCI: Not tripping or resetting
11. Chimney / Flue: Chimney chase mortar is loose or deteriorating

12. Ceiling: Several water stains were noted at the ceiling in the right main level bedroom. All areas were dry at the time and there were no obvious defects or source of leaking observed at the roof covering or flashings.



## BUDGET TO REPLACE

13. Air Conditioner: Condenser is nearing the end of its useful life.



## NEEDS FURTHER EVALUATION

None



## ITEMS TO MONITOR

None



## MAINTENANCE ITEMS

None

# Scope of Inspection

- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- An inspection does not include items not permanently installed.
- An inspection will not identify concealed or latent defects.
- 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.

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



## **Not working**

Was not working at the time of the inspection.

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## **Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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## **Poor**

Is operating, but has at least one major concern with its operation.

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## **Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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## **Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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## **Not Inspected**

Was not inspected. The reason is typically indicated.

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# 1. Appliances

## DISCLAIMERS

 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.

## DESCRIPTIONS

Cook Top	Energy Source	Gas
	Model Number	GR2563126
	Manufacturer Name	Bosch
Dishwasher	Model Number	JG34673467232
	Manufacturer Name	GE
Oven/Range	Model Number	GE21673218791872
	Manufacturer Name	GE
	Energy Source	Gas
Refrigerator	Model Number	TE23768364862



Manufacturer Name

LG



## COOK TOP

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COMPLIMENT

Unit is in good condition

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### PHOTOS





## DISHWASHER

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COMPLIMENT

Unit is in good condition

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### PHOTOS





## OVEN/RANGE

---

COMPLIMENT

Unit is in good condition

---

### PHOTOS





## REFRIGERATOR

---

COMPLIMENT

Unit is in good condition

---

### PHOTOS



## 2. Balconies, Decks and Porches

### DESCRIPTIONS

Balcony, Deck or Porch	Type	Deck
	Material	Wood

!

BALCONY, DECK OR PORCH

MODERATE CONCERN

Handrail to the stairs of the rear deck is deteriorated and pulling away.


IMPACT	The deterioration reduces the stability of the railing
SUGGESTED ACTION	Advised to consult a carpenter to repair/replace as needed to prevent further movement or damage.

### PHOTOS



# 3. Building Exterior

## DISCLAIMERS

 The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. 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.

## DESCRIPTIONS

Eave	Soffit Material	Wood, Aluminum
	Fascia Material	Wood
Exterior Trim	Material	Vinyl, Wood
Siding	Material	Wood

## ! DOWNSPOUT

### MODERATE CONCERN

Several downspouts are damaged or missing kickouts.

#### IMPACT

A damaged or missing downspout weakens the structure of the downspout and alters the water flow.

#### SUGGESTED ACTION

Advised to consult a gutter professional for review of all areas and to repair/replace as needed for proper function.  
Recommend installing splashblocks or extension pipes at all downspouts where not currently installed to help move water further from the foundation.

#### PHOTOS



✓ EAVE

✓ EXHAUST VENT

✓ EXTERIOR TRIM


✓ GUTTER

✓ SIDING



# 4. Building Structure

## DISCLAIMERS

 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, and ceiling structure.

## DESCRIPTIONS

Beam	Material	Wood
Column / Pier	Material	Block
Foundation Wall	Material	Brick, Masonry Block
Joist	Material	Wood
Roof Structure	Roof Pitch	Slight
	Roof Style	Gable

 BEAM

## ⚠ COLUMN / PIER

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### MAJOR CONCERN

A brick column in the center of the crawlspace had a leaning appearance and was noted to be partially undermined at one corner where the dirt was dug out too closely.

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### SUGGESTED ACTION

Advised to consult a general contractor for further review and to make any repairs or corrections to prevent structural movement or damage.

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### PHOTOS



✓ FOUNDATION WALL

✓ JOIST

✓ RAFTER

✓ RAFTER TAIL

✓ ROOF SHEATHING

✓ ROOF STRUCTURE

✓ SLAB

✓ TRUSS

## 5. Electrical

### DISCLAIMERS

👉 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 Builtin vacuum equipment.

### DESCRIPTIONS

Electric Service Panel	Panel Rating	200 Amp
	Manufacturer Name	Square D
	Wiring Type - Main	Copper
	Panel Type	Circuit breakers

Electrical service	Service Entry Style	Underground
	Rating	240 Volts
Wiring	Wiring Method	Romex, Armored cable (BX), Electrical Metal Tubing (conduit)

✓ CO ALARM

✓ CEILING FAN

✓ DOOR BELL

## ! ELECTRIC SERVICE PANEL

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### SAFETY CONCERN

40 and 50 amp circuit breakers in the main electrical panel for the detached workshop appeared to be overfused.

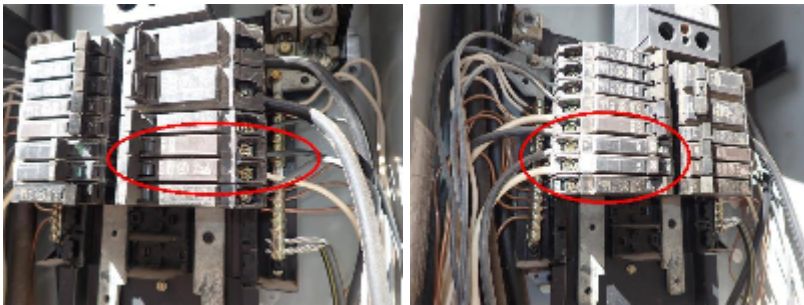
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### SUGGESTED ACTION

Advised to consult an electrician for further evaluation and to correct as needed for safety and equipment protection.

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### PHOTOS



## ✓ ELECTRICAL SERVICE

## ✓ GFCI

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### MINOR CONCERN

### Not tripping or resetting

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#### IMPACT

When the GFCI does not trip, an electrical shortage may result

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#### SUGGESTED ACTION

Replace the GFCI

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#### OTHER INFORMATION

GFCI receptacles prevent electric shocks from faults in electrical device

## ✓ LIGHT FIXTURE

## ✓ OUTLET

## ✓ SMOKE ALARM

## ✓ SWITCH

## ! WIRING

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### SAFETY CONCERN

Several unenclosed electrical junctions were observed at the basement ceiling at the step down into the lower part of the basement, and in the laundry area, where newer wiring was connected to old knob and tube wiring. Old knob and tube wiring was also noted at other locations in the crawlspace.

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### SUGGESTED ACTION

Advised to consult an electrician for further review of all areas and to correct as needed for safety.

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### PHOTOS





# 6. Fireplace and Chimney

## DESCRIPTIONS

Chimney / Flue	Viewed From	From Roof, From Ground, On Ladder
	Chimney Chase Material	Brick
Fireplace	Firebox Material	Metal Insert
	Energy Source	Wood



# CHIMNEY / FLUE

MINOR CONCERN

Chimney chase mortar is loose or deteriorating

IMPACT

The damage may worsen and would need more extensive repairs

SUGGESTED ACTION

Have spot-pointed by a qualified brick mason or tuckpointng technican to maintain optimal performance gong forward


PHOTOS



# FIREPLACE

# 7. HVAC

## DISCLAIMERS

 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.

## DESCRIPTIONS

Air Conditioner	Year Built	2021
	Model Number	CA152NA392
	Maximum Fuse/ Breaker Rating	30
	Manufacturer Name	Carrier
	Installed Fuse Breaker	30
	Energy Source	Electric
	Condensing Type	Air

	Capacity	2.5 Ton
	Air Distribution Method	Ducts
	Air Conditioner Type	Split
Furnace	Manufacturer Name	Carrier
	Energy Source	Gas
	Efficiency	High-efficiency
HVAC Venting	Type	Direct
	Material	PVC

## ✓ AIR CONDITIONER

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OLD

Condenser is nearing the end of its useful life.

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### SUGGESTED ACTION

Budget for a newer unit. In the interim, a higher level of maintenance can be expected

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### PHOTOS



## ✓ DUCTWORK

## ✓ FURNACE

## ✓ HVAC VENTING

## ✓ REGISTER / RETURN

## THERMOSTAT

## 8. Insulation and Ventilation

- ✓ ATTIC VENTILATION
- ✓ BASEMENT / CRAWL SPACE VENTILATION
- ✓ INSULATION
- ✓ KITCHEN / BATH EXHAUST
- ✓ POWER VENT

# 9. Landscaping and Hardscaping

## DESCRIPTIONS

Driveway	Material	Gravel
Patio and walkway	Material	Concrete

 DRIVEWAY

 PATIO AND WALKWAY



## ! VEGETATION, DRAINAGE AND GRADING

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### MODERATE CONCERN

Large tree in close proximity to the home with a section that looked insect-ridden and possibly diseased.

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### SUGGESTED ACTION

Consider consulting an arborist for further review.


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### PHOTOS



# 10. Plumbing

## DISCLAIMERS

 The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, 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 antisiphon 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, onsite water supply quantity and quality, onsite 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.

## DESCRIPTIONS

Hose Bibb	Freeze Resistant	Yes
Waste Discharge Pipe	Plumbing Waste Piping Material	PVC
Water Heater	Year Built	2
	Serial Number	2375934872172313

Model Number	HGW-72632
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Energy Source	Natural gas
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Btu Or Watt Input Rating	40,000
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Capacity	40 gal
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Type	Recovery
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## Water Pipe

Water Service Piping Material	Copper
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Water Distribution Piping Material	Copper
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✓ CLEANOUT

✓ FUEL LINES

✓ HOSE BIBB

✓ MAIN FUEL SUPPLY

✓ MAIN WATER VALVE

✓ PLUMBING VENT

✓ RADON MITIGATION SYSTEM

✓ SHOWER / TUB

✓ SINK

✓ TOILET

✓ WASTE DISCHARGE PIPE



## WATER HEATER

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### SAFETY CONCERN

The temperature of the hot water in the home was high (130+ degs F, measured at the bathroom sink), presenting a possible scald hazard.

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### SUGGESTED ACTION

Advised to consult a repair professional to lower the temperature for safety. If higher temperatures are desired at the water heater, a cold water mixing valve or similar device could be installed to regulate temperatures at plumbing fixtures. Consult a plumber for more information and options.

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### PHOTOS



### COMPLIMENT

Unit is in good condition

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### PHOTOS



✓ WATER PIPE

# 11. Roof

## DISCLAIMERS

👉 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.

## DESCRIPTIONS

Roof Material

Roof Material

Asphalt (3-tab)

## ✓ ROOF FLASHING

## ! ROOF MATERIAL

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### MODERATE CONCERN

Several roof shingles were noted as pushing up or have an irregular appearance, which could be due to nail pops, loss of adhesion, or other factors, such as excessive heat in the attic. No damaged or missing shingles were observed.

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### SUGGESTED ACTION

Advised to consult a maintenance professional for review of all areas and to reset any nail pops or apply an appropriate adhesive to any loose shingles to prevent possible damage. Consider further review by a roofer.

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### PHOTOS





## ! SKYLIGHT / SOLAR TUBE

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### MODERATE CONCERN

Decay/damage was observed the bottom inside corner of the skylight.

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### SUGGESTED ACTION

Advised to consult a carpenter for further review and to repair as needed to prevent further damage or water entry. Proper flashing of the skylight must be verified and corrected as needed to prevent water entry.


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### PHOTOS



# 12. Room Components

## DISCLAIMERS

 The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall 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, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall 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 storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

## DESCRIPTIONS

Attic Entry	Location	Upstairs bedroom closet
Cabinet	Material	Wood
Ceiling	Material	Drywall
Countertop	Material	Tile
Floor	Floor Cover	Hardwood
Interior Door	Materials	Solid Wood
Window	Window Glass Type	Double pane

✓ ATTIC ENTRY

✓ ATTIC LADDER

✓ CABINET

✓ CEILING

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MINOR CONCERN

Several water stains were noted at the ceiling in the right main level bedroom. All areas were dry at the time and there were no obvious defects or source of leaking observed at the roof covering or flashings.

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SUGGESTED ACTION

Recommend asking the seller for more information about any known history of leaking or repair at this location. Recommend painting the stained areas and periodically observing for changes.

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PHOTOS



✓ COUNTERTOP

✓ FLOOR

✓ INTERIOR DOOR

✓ INTERIOR TRIM

✓ SCREEN

✓ WALL

✓ WINDOW

# Home Tour

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Electrical distribution panel in basement Main shut-off is located outside at the meter base Kitchen



Guest bathroom



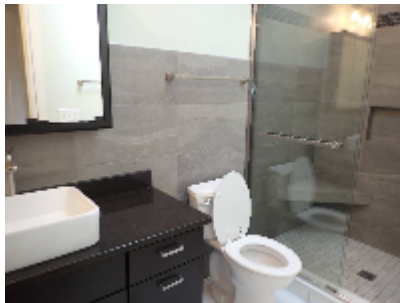
Basement bathroom



Main walk-in closet



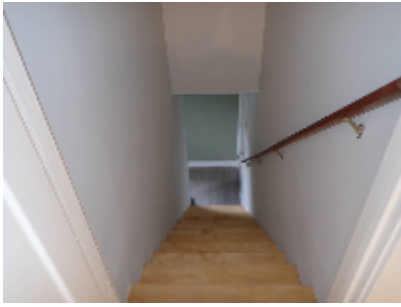
Living Room



En suite Bathroom



Main bedroom



Stairwell



Guest bedroom



Office



Basement bedroom

