



HomeBuyers Inspection HBI

**2 Amherst Road
Asheville, NC 28803
828-277-8878 or 800-556-7205**

Customer

Cognitive Sample 2

Home

Route 1 Box 210
Rural Town, SC 28991

Real Estate Agent

Victor Tate
A Realty Company



Inspection Date

Wednesday, March 07, 2001

Weather:

Clear

Temperature:

Report ID:

Inspected By
Russell Buchanan





INVOICE

HomeBuyers Inspection HBI
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Asheville, NC 28803
828-277-8878 or 800-556-7205
Inspected By: Russell Buchanan

Inspection Date: Wednesday, March 07, 2001
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Customer Info:	Inspection Property:
Cognitive Sample 2	Route 1 Box 210 Rural Town, SC 28991
Customer's Real Estate Professional: Victor Tate A Realty Company	

Inspection Fee:

	Service	Price	Amount	Sub-Total
	Heated Sq Feet 3,501 - 4,000	300.00	1	300.00
				Tax \$0.00
				Total Price \$300.00

Payment Options: **Paid in full** **Customer to send payment** **To be paid at closing** **Attorney : Alusha Babik**
Closing Date: 4/21/01

Roof, Chimney & Ventilation

VIEWED ROOF FROM:

GROUND

CHIMNEY:

BRICK

Styles & Materials**ROOF-TYPE:**

GABLE

ROOF COVERING:

3-TAB FIBERGLASS

VENTILATION:

GABLE VENTS

Inspection Items

1.0 ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING**Comments:** No**1.1 ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS****Comments:** No**1.2 DOES THE ROOF COVERING APPEAR TO BE IN GOOD CONDITION****Comments:** See Comments, No

Roof covering deteriorated. Needs tear off and replace. Recommend next roof to have 30 lb builders felt with metal drip edge around perimeter of roof. Shingles to have a one-inch overhang and increase roof ventilation. If any chimneys are involved, they should properly have "Step and Cap" flashing installed. New shingles should tuck under siding (where appropriate). Laying the shingle against siding will require caulking the edge and is only temporary. The caulk will dry out and crack resulting in leaks if not regularly maintained. Siding may need removing or replacing along roof line and wall junctions during installation in order to tuck shingles.

1.3 IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER**Comments:** No**1.4 ESTIMATE LIFE EXPECTANCY OF ROOF COVERING 5 YEARS OR MORE****Comments:** No**1.5 CONDITION OF CHIMNEY STRUCTURE, SIDING AND CROWN****Comments:** Good, Fair**1.6 CHIMNEY FLASHING****Comments:** Good, Fair**1.7 ROOF VENTILATION****Comments:** Good, Fair**1.8 ARE THERE AT LEAST A THREE INCH VENT PIPE FOR PLUMBING****Comments:** Yes

Gutters, Drains, Eave, Siding, Windows

Styles & Materials

SIDING STYLE:

LAP
BRICK

SIDING MATERIAL:

WOOD
FULL BRICK

Inspection Items

2.0 CONDITION OF RAIN GUTTERS

Comments: Good, Fair

2.1 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY

Comments: See Comments, No

Downspout needs extension and a buried drain line to carry water away from home at front right corner of home.

2.2 CONDITION OF EXTERIOR SIDING



Comments: See Comments

Brick siding at right side (facing front) is loose, and needs mortar and repair as necessary.

2.3 EXTRA VIEW OF SIDING



Comments: See Comments

Siding deteriorated under washer dryer room.

2.4 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES

Comments: Fair

Soffit panels and Fascia board at eave on various areas peeling paint. Recommend repair or replace as necessary.

2.5 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS

Comments: Fair

Sillplate and Brickmold weathered and peeling paint at most windows.

Foundation Walls, Landscaping, Porch, Deck

Styles & Materials

APPURTENANCE:

COVERED PORCH

SIDEWALK

DRIVEWAY:

STREET PARKING

Inspection Items

3.0 FOUNDATION WALLS AND MORTAR JOINTS



Comments: See Comments

Wood stud walls deteriorated under washing machine room.

3.1 IS OUTSIDE ACCESS TO BASEMENT RODENT PROOF

Comments: No

3.2 DOES LANDSCAPE FAVOR PROPER DRAINAGE

Comments: Yes

3.3 WHAT IS THE CONDITION OF PORCH OR PATIO

Comments: Good, Fair

3.4 DECKS, STAIRS AND HANDRAILS



Comments: See Comments

Guardrails and pickets on Porch at right side of home (facing front) missing. Recommend install rail with maximum space between pickets to be four inches (where platform exceeds 30 inches from ground).

3.5 WALKWAY AND DRIVEWAY

Comments: Good

Outlets, Retaining Walls, Entry Doors, Garage

Styles & Materials

OPENER MANUFACTURER:

N/A

GARAGE DOOR MATERIAL:

N/A

TYPE:

N/A

ENTRY DOORS:

WOOD

Inspection Items

4.0 ARE OUTSIDE OUTLETS GFCI PROTECTED

Comments: No

4.1 WHAT IS THE CONDITION OF RETAINING WALL(S)

Comments: Good, Fair

4.2 SLIDING GLASS DOOR OR PATIO DOORS

Comments: No

4.3 CONDITION OF EXTERIOR ENTRY DOORS

Comments: Good, Fair

Main entry door at Living room at Lower level missing weather-stripping. Main entry door at Main Level Living room missing weather-stripping.

4.4 STORM DOOR AND SCREEN DOOR(S) CONDITION

Comments: See Comments

Storm door at Living room at Lower level is missing closure and has a damaged screen and has a broke glass.

4.5 IS DOOR CHIME OPERATIONAL

Comments: No

4.6 DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE

Comments: No

ATTIC and FIREPLACE

Styles & Materials

ATTIC FAN:

NO

ATTIC INFO:

SCUTTLE HOLE
NO STORAGE

INSULATION:

BLOWN
CELLULOSE

R- VALUE:

R-19 OR BETTER

ROOF STRUCTURE:

STICK-BUILT
2 X 6 RAFTERS
COMMON BOARD

CEILING STRUCTURE:

2X6

TYPES OF FIREPLACES:

CONVENTIONAL

OPERABLE FIREPLACES:

ONE

NUMBER OF WOODSTOVES:

NONE

Inspection Items

5.0 IS THERE AN ATTIC ACCESS

Comments: Yes, Good

5.1 IS INSULATION IN ATTIC

Comments: Yes, Good, Fair

5.2 DOES RAFTERS APPEAR TO BE IN GOOD CONDITION

Comments: Yes, Good

5.3 ARE THERE ANY VISIBLE SIGNS OF LEAKS IN ATTIC

Comments: No

5.4 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Comments: No

5.5 IS THERE CROSS-VENTILATION

Comments: Yes, Good, Fair

Recommend increasing the ventilation when roof covering is replaced.

5.6 ARE THERE ANY DEBRIS IN ATTIC

Comments: No

5.7 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC



Comments: Yes, See Comments

One electrical splice is missing box and coverplate above Kitchen. Recommend a Licensed electrician correct.

5.8 IS THERE A FIREPLACE OR WOODSTOVE (S)

Comments: Yes

5.9 IS THERE A DAMPER

Comments: No

5.10 CONDITION OF HEARTH, MANTLE AND WALL

Comments: Good

5.11 DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR

Comments: Yes, See Comments

Cavities need filling in with mortar before use in firebox.

5.12 WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END

Comments: See Comments, No

Liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a licensed chimney sweep inspect for safety.

MAIN

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
HARDWOOD T&G

Inspection Items

6.0.A KITCHEN (over-all)



Comments: Good, Fair
Complimentary view.

6.1.A CEILING

Comments: Good

6.2.A WALLS

Comments: Good

6.3.A FLOOR

Comments: Good

6.4.A PANTRY OR CLOSET DOORS

Comments: Fair

6.5.A WINDOWS

Comments: Fair
One window missing lock hardware.

6.6.A OUTLETS AND WALL SWITCHES CONDITION

Comments: See Comments
Four "Three-prong" outlets are not grounded. Needs correcting.

DOWNSTAIRS KITCHEN

Styles & Materials

CEILING MATERIAL:
CEILING TILE

WALL MATERIAL:
PLASTER

FLOOR COVERING(S):
VINYL

Inspection Items

6.0.B KITCHEN (over-all)



Comments: Fair
Complimentary view.

6.1.B CEILING

Comments: Fair

6.2.B WALLS

Comments: Fair

6.3.B FLOOR

Comments: Fair, See Comments

Uneven settlement.

6.4.B PANTRY OR CLOSET DOORS

Comments: See Comments

Entry door rubs floor when opened and missing hardware. Door needs to be trimmed at bottom by a skilled craftsman.

6.5.B WINDOWS

Comments: Fair

Two windows missing screens and does not align properly at Meeting-rail (where top sash and bottom sash meet). Needs repair in order to lock windows. One window stuck or painted shut.

6.6.B OUTLETS AND WALL SWITCHES CONDITION

Comments: See Comments

Exposed wiring for outlet needs conduit.

KITCHEN COMPONENTS

Styles & Materials

CABINETRY:

WOOD
VENEER

DISPOSER:

NONE

BUILT-IN MICROWAVE:

NONE

WASHER DRAIN SIZE:

2" DIAMETER

COUNTERTOP:

LAMINATE

RANGE/OVEN:

FRIGIDAIRE

REFRIGERATOR:

SEARS

DRYER VENT:

FLEXIBLE VINYL

DISHWASHER:

HOTPOINT

EXHAUST/RANGE:

NONE

TRASH COMPACTORS:

NONE

DRYER POWER SOURCE:

220 ELECTRIC

Inspection Items

7.0 KITCHEN FIXTURES AND APPLIANCES (over-all)

Comments: Good

7.1 CONDITION OF PLUMBING UNDER SINK



Comments: See Comments

Basket strainer has improper connections or repairs. Recommend a licensed plumber correct at Downstairs Kitchen.

7.2 ARE CUT-OFF VALVES UNDER SINK

Comments: Yes, Good

7.3 FAUCET AND SPRAY NOZZLE CONDITION

Comments: Fair, See Comments

Control knob on faucet leaks around mount, and needs repair at Main. Downstairs kitchen Faucet drips and spray nozzle damaged..

7.4 IS DISPOSER OPERATIONAL

Comments: No

7.5 COOKTOP/OVEN OR RANGE OPERATIONAL

Comments: Yes, Fair

Control knobs (on Range) are difficult to read and should be replaced.

7.6 RANGE VENTILATION OPERATIONAL

Comments: No

7.7 IS THE OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE

Comments: No

Outlet is not accessible. We do not move refrigerators to access.

7.8 ARE THE OUTLETS WITHIN TWO FEET OF THE SINK GFCI

Comments: No

7.9 CABINETS CONDITION

Comments: Fair, See Comments

Sink base sags or is warped under sink at bottom shelf (from a previous leak) at Main. Sinkbase deteriorated at Downstairs Kitchen.

7.10 CONDITION OF COUNTERTOP

Comments: Good

7.11 IS DISHWASHER OPERATIONAL

Comments: Yes, Fair

Dishwasher is loose and needs securing to underside of countertop (using a proper length screw).

7.12 WASHER/DRYER CONNECTIONS

Comments: See Comments

None on main level. Dryer receptacle is damaged and needs replacing. Cold supply valve is missing knob. No vent and improper plumbing configuration of waste line for washing machine drain.

DINING ROOM (Coverings, Windows, Outlets and Doors)

Styles & Materials

CEILING MATERIAL:
PLASTER

WALL MATERIAL:
PLASTER

FLOOR COVERING:
HARDWOOD T&G

Inspection Items

8.0 DINING ROOM (over-all)

Comments: Good, Fair

8.1 CEILING

Comments: Fair

Plaster on ceiling reveals a water stain indicating a leak did or still exists.

8.2 WALLS

Comments: Good

8.3 FLOOR

Comments: Good

8.4 DOORS

Comments: Good, Fair
Weatherstripping needed.

8.5 WINDOWS

Comments: See Comments
Two windows stuck or painted shut.

8.6 OUTLETS AND WALL SWITCHES CONDITION

Comments: Good

MAIN LEVEL

Styles & Materials

CEILING MATERIAL:
PLASTER

WALL MATERIAL:
PLASTER

FLOOR COVERING:
HARDWOOD T&G

Inspection Items

9.0.A LIVING ROOM (over-all)



Comments: Good
Complimentary view.

9.1.A CEILING

Comments: Good

9.2.A WALLS

Comments: Good

9.3.A FLOORS

Comments: Good

9.4.A CLOSET DOORS

Comments: No

9.5.A WINDOWS

Comments: See Comments

Three windows cracked at glass pane and one window stuck or painted shut and one damaged.

9.6.A OUTLETS AND WALL SWITCHES CONDITION

Comments: Good

DOWNSTAIRS

Styles & Materials

CEILING MATERIAL:
PLASTER

WALL MATERIAL:
PLASTER

FLOOR COVERING:
HARDWOOD T&G

Inspection Items

9.0.B LIVING ROOM (over-all)

Comments: Fair

9.1.B CEILING

Comments: Fair

9.2.B WALLS

Comments: Fair

9.3.B FLOORS

Comments: Fair
Uneven settlement.

9.4.B CLOSET DOORS

Comments: No

9.5.B WINDOWS

Comments: See Comments
Water intrusion noticed at window and below window where Brick wall has separated.

9.6.B OUTLETS AND WALL SWITCHES CONDITION

Comments: See Comments
Two "Three-prong" outlets are not grounded. Needs correcting.

Main level

Styles & Materials

CEILING MATERIAL:
PLASTER

WALL MATERIAL:
PLASTER

FLOOR COVERING:
HARDWOOD T&G

CLOSET DOORS:
NO DOOR

Inspection Items

10.0.A BEDROOMS (over-all)

Comments: Good

10.1.A CEILING

Comments: Good

10.2.A WALLS

Comments: Good

10.3.A FLOORS

Comments: Good

10.4.A DOORS

Comments: Good

10.5.A WINDOWS

Comments: Good

One window missing screen at Master bedroom on left.

10.6.A OUTLETS AND WALL SWITCHES CONDITION

Comments: See Comments

"Three-prong" outlets are not grounded. Needs correcting at Guest bedroom on right. Only one outlet in master bedroom. At least two outlets recommended.

Downstairs**Styles & Materials****CEILING MATERIAL:**

PLASTER

WALL MATERIAL:

PLASTER

FLOOR COVERING:

HARDWOOD T&G

CLOSET DOORS:

WOOD PANEL

Inspection Items**10.0.B BEDROOMS (over-all)**

Comments: Fair

10.1.B CEILING

Comments: Fair

10.2.B WALLS

Comments: Good, Fair

10.3.B FLOORS

Comments: Fair

Uneven settlement.

10.4.B DOORS

Comments: See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman at Master bedroom end of hall on right.

10.5.B WINDOWS

Comments: See Comments

One windows cracked at glass pane and missing lock hardware at small bedroom on left.

10.6.B OUTLETS AND WALL SWITCHES CONDITION

Comments: Fair, See Comments

Only one outlet in bedroom. At least two outlets recommended at small bedroom left at bottom of stairs. This outlet is recessed in wall and needs correcting.

UPSTAIRS BATH

Styles & Materials**CEILING MATERIAL:**
PLASTER**WALL MATERIAL:**
PLASTER**FLOOR COVERING:**
SELF ADHESIVE TILE

Inspection Items**11.0.A OVER-ALL CONDITION****Comments:** Fair
Complimentary view.**11.1.A CEILING****Comments:** Good**11.2.A WALLS****Comments:** Good**11.3.A FLOORS****Comments:** Fair
Subfloor is deteriorated or weak along bathtub.**11.4.A DOORS****Comments:** Fair, See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

11.5.A WINDOWS**Comments:** Yes, See Comments

One window stuck or painted shut and cracked at glass pane.

11.6.A ARE BATHROOM OUTLETS GFCI PROTECTED**Comments:** See Comments, No

No outlet found in bath. Recommend a duplex GFCI outlet be installed by a licensed electrician.
Non grounded light fixture outlet only.

DOWNSTAIRS BATH**Styles & Materials****CEILING MATERIAL:**
PLASTER**WALL MATERIAL:**
COMPRESSED BOARD**FLOOR COVERING:**
SELF ADHESIVE TILE**Inspection Items****11.0.B OVER-ALL CONDITION****Comments:** Fair
Complimentary view.**11.1.B CEILING****Comments:** Good**11.2.B WALLS****Comments:** Fair**11.3.B FLOORS****Comments:** See Comments

Subfloor is deteriorated or weak along threshold of shower and is deteriorated or weak around

toilet.

11.4.B DOORS

Comments: See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

11.5.B WINDOWS

Comments: See Comments, No

No window or exhaust fan for this bath.

11.6.B ARE BATHROOM OUTLETS GFCI PROTECTED

Comments: See Comments, No

No outlet found in bath. Recommend a duplex GFCI outlet be installed by a licensed electrician. Non grounded light fixture outlet only.

BATHROOM COMPONENTS

Styles & Materials

EXHAUST FAN:

NONE

Inspection Items

12.0 CONDITION OF SINK BASE AND CABINETRY

Comments: Good

12.1 CONDITION OF PLUMBING FIXTURES

Comments: Good

12.2 ARE CUT-OFF VALVES UNDER SINK AND TOILET



Comments: Yes, See Comments

Sink supply valve is leaking, and needs repair at Downstairs Bath.

12.3 DOES SINK PLUMBING OPERATE PROPERLY

Comments: See Comments, No

Plumbing waste line leaks (under sink) at Upstairs Bath. Plumbing waste line drains slow or clogged at Downstairs Bath.

12.4 SINK FAUCETS AND STOP VALVE

Comments: See Comments

Cold control on faucet leaks when turned on at Upstairs Bath.

12.5 DOES TOILET OPERATE PROPERLY



Comments: Yes, See Comments

Rusted connection from tank to toilet at upstairs bath. Also toilet leaks at connection to main soil pipe (can be seen from access panel at ceiling downstairs. Toilet is loose at floor . Repair may involve resetting the toilet on a new wax seal at Downstairs Bath.

12.6 DOES SHOWER/BATH DRAIN PROPERLY

Comments: Yes

12.7 SHOWER AND TUB FAUCETS AND STOP VALVE

Comments: See Comments

Cold control leaks at Upstairs Bath. Shower head leaks at Upstairs Bath.

12.8 CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

Comments: See Comments

Recommend silicone caulk along floor and tub at Upstairs Bath.

12.9 EXHAUST FAN

Comments: No

HALLWAY OR BONUS ROOMS

Styles & Materials

CEILING MATERIALS:

PLASTER
N/A

WALL MATERIAL:

PLASTER
N/A

FLOOR COVERING:

SELF ADHESIVE TILE
N/A

Inspection Items

13.0 OVER-ALL CONDITION



Comments: Fair
Complimentary view.

13.1 CEILING

Comments: Good

13.2 WALLS

Comments: Good

13.3 FLOORS

Comments: Fair, See Comments

Un even settlement.

13.4 DOORS

Comments: No

13.5 WINDOWS

Comments: Fair
One window stuck or painted shut.

13.6 OUTLETS AND WALL SWITCHES CONDITION

Comments: No

STRUCTURE, PLUMBING

Styles & Materials

FOUNDATION:
MASONRY BLOCK
BRICK PIERS

FLOOR STRUCTURE:
2 X 8

WATER SOURCE:
PUBLIC

WATER FILTERS:
NONE

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED

PLUMBING SUPPLY:
NOT VISIBLE

DISTRIBUTION:
GALVANIZED
COPPER
POLY

PLUMBING WASTE:
PVC
CAST IRON (OLD)

WALL STRUCTURE:
WOOD
MASONRY

Inspection Items

14.0 FOUNDATION WALLS



Comments: Fair, See Comments

The foundation walls have been "under cut" many years ago from inside basement. Ground or dirt that helped support the footing has been removed. This weakens the structure and usually requires repair by building retaining walls. If a structural engineer determines that this condition shows no signs of failure, or that repairs are not needed at this time, He or She will give you a letter saying the structure is safe. If the engineer determines repairs are needed, He or She will design the proper repair. Only a structural engineer can determine the type of repair that may be needed.

14.1 FLOOR SYSTEM



Comments: See Comments

Floor system deteriorated under discontinued stairs. Repairs needed.

14.2 GIRDERS, PIERS, COLUMNS AND SUPPORTS



Comments: See Comments

Main girder is deteriorated. Repairs made are inadequate and need further repairs or replacement of girder. Recommend a structural engineer evaluate further. At least three supports under downstairs kitchen are missing.

14.3 IS BASEMENT FLOOR CONCRETE SLAB

Comments: No

14.4 IS THERE A VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Comments: No

14.5 IS BASEMENT OR CRAWLSPACE CEILING INSULATED

Comments: Yes

14.6 ANY DEBRIS IN BASEMENT OR CRAWLSPACE

Comments: Yes, See Comments

Old Discontinued junk remains in basement and crawlspace.

14.7 ARE THERE FOUNDATION VENTS OR WINDOWS

Comments: No

14.8 ANY WET OR UNUSUALLY DAMP AREA

Comments: No

14.9 WERE SOME AREAS OF BASEMENT OR CRAWLSPACE INACCESSIBLE

Comments: Yes

14.10 PLUMBING COMPONENTS AND CONDITION



Comments: Fair, See Comments

Clean out cap missing. Above ground plumbing may freeze in rear.

14.11 OVER-ALL WATER PRESSURE

Comments: Good

14.12 ANY LEAKS ON SUPPLY OR WASTE LINES



Comments: Yes, See Comments

Outside supply line to faucet is ruptured. Also at least two leaks in-line present on polybutelene supply.

14.13 WAS THE MAIN WATER VALVE LOCATED

Comments: No

Could not locate the main shut-off for water? Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

ELECTRICAL, WATER HEATER, HVAC

Styles & Materials

ELEC. PANEL MANUFACTURER: Unknown	PANEL TYPE: FUSES	BRANCH WIRE 15 and 20 AMP: COPPER
ELECTRICAL CONDUCTORS: ABOVE GROUND 220 VOLTS	PANEL CAPACITY: (inadequate)	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
FUEL SOURCE: GAS	HEAT TYPE: FORCED AIR	HEAT SYSTEM BRAND: UNKNOWN
BTU RANGE: APPEARS ADEQUATE	DUCTWORK: PARTIALLY INSULATED	NUMBER OF A/C UNITS: NONE
CENTRAL AIR MANUFACTURER: NONE	FILTER TYPE: DISPOSABLE	FILTER SIZE: 14x20
BOILER PIPING: N/A	WATER HEATER POWER SOURCE: ELECTRIC	CAPACITY: 40 GAL (1-2 PEOPLE)
MANUFACTURER: A.O. SMITH		

Inspection Items

15.0 CONDITION OF MAIN SERVICE PANEL AND THE LOCATION



Comments: Fair, See Comments

Sub panels in Sunroom are double tapped at lugs and need correcting.

15.1 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: No

15.2 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

15.3 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL



Comments: See Comments

Problem(s) discovered in panel such as Doubled wiring at fuse(s), Edison base fuse(s), Panel is overloaded, Service conductors are undersized, and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

15.4 ANY LOOSE OR IMPROPER WIRING FOUND THROUGHOUT HOME



Comments: Yes, See Comments
Service conductors damaged.

15.5 BOND WIRE FROM ELEC PANEL TO METAL PLUMBING

Comments: Yes

15.6 DOES THE METERBASE HAVE A GROUND WIRE AND ROD

Comments: No

15.7 WATER HEATER

Comments: Yes, Good

15.8 IS WATER HEATER WIRING SECURED PROPERLY

Comments: See Comments, No

Wiring for water heater missing romex connector. Recommend a licensed electrician correct as necessary.

15.9 IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR



Comments: See Comments, No

T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use).

15.10 WAS THE CONDITION OF HEATING UNIT (S) TESTED



Comments: Yes, See Comments

Heat system did not work when tested. Also fresh air vent (see photo) does not pull fresh air from outside as required.

15.11 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: Good

15.12 WAS CHIMNEY LINER INSPECTED (for furnace or water heater only)

Comments: No

15.13 WAS THE CONDITION OF AC UNIT (S) TESTED

Comments: No

15.14 CONDENSATION LINE OR PUMP'S CONDITION

Comments: Good

15.15 DOES THE AIR FILTER NEED REPLACING OR CLEANING

Comments: Yes

15.16 DUCTWORK/PIPING/REGISTERS

Comments: See Comments

Supply is disconnected at floor register in washing machine room.

15.17 IS THERE A HUMIDIFIER

Comments: No

15.18 THERMOSTATS CONDITION

Comments: See Comments

Furnace would not work.

15.19 GAS/LP OR OIL LINES CONDITION

Comments: Good

15.20 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: No

Smoke detector is needed at common hallway to bedrooms and bottom of stairs.

SUMMARY OF FUNCTIONAL COMPONENTS

HOUSE FAN:

NONE

Styles & Materials**INTERIOR DOORS:**

RAISED PANEL

WINDOW TYPES:DOUBLE-HUNG
SINGLE PANE**WINDOW MANUFACTURER:**

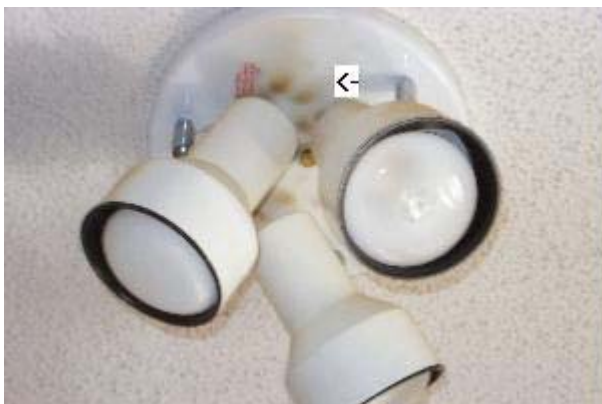
UNKNOWN

SKY LIGHT (S):

NONE

Inspection Items**16.0 SUMMARY OF WINDOWS, OUTLETS, DOORS AND LIGHTING****Comments:** Fair**16.1 DO MOST OF THE WINDOWS OPERATE PROPERLY****Comments:** Yes**16.2 THE CONDITION OF EXTERIOR GLAZING AROUND WINDOW PANES****Comments:** Good, Fair, See Comments

The glazing (or putty) around glass panes are missing in areas on various windows. The glazing helps hold the glass tight against frame and serves to shield against air. If you decide to repair glazing, be sure and paint the glazing after it hardens.

16.3 DO MOST OF THE DOORS CLOSE AND LATCH PROPERLY**Comments:** Yes, Fair**16.4 DO MOST OUTLETS AND WALL SWITCHES OPERATE****Comments:** Yes**16.5 DO ALL LIGHT FIXTURES OR CEILING FANS OPERATE****Comments:** See Comments, No

Light fixture does work, but is damaged in Upstairs Kitchen (burn marks). Light fixture does not work and pull chain is missing in Upstairs bath. Light fixture does not work and needs repair (try bulb first) (above stairs to lower Level). Light fixture does not work and needs repair (try bulb first) downstairs in bath.

16.6 HAND/GUARDRAILS FOR INTERIOR STAIRS

Comments: Good

16.7 ANY INFREQUENTLY FOUND DISCOVERIES

Comments: No

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To TEAM ECLIPSE

SUMMARY



HomeBuyers Inspection HBI

**2 Amherst Road
Asheville, NC 28803
828-277-8878 or 800-556-7205**

Customer
Cognitive Sample 2

Home
Route 1 Box 210
Rural Town, SC 28991

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.

Roof, Chimney & Ventilation

1.2 DOES THE ROOF COVERING APPEAR TO BE IN GOOD CONDITION

See Comments, No

Roof covering deteriorated. Needs tear off and replace. Recommend next roof to have 30 lb builders felt with metal drip edge around perimeter of roof. Shingles to have a one-inch overhang and increase roof ventilation. If any chimneys are involved, they should properly have "Step and Cap" flashing installed. New shingles should tuck under siding (where appropriate). Laying the shingle against siding will require caulking the edge and is only temporary. The caulk will dry out and crack resulting in leaks if not regularly maintained. Siding may need removing or replacing along roof line and wall junctions during installation in order to tuck shingles.

Gutters, Drains, Eave, Siding, Windows

2.1 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY

See Comments, No

Downspout needs extension and a buried drain line to carry water away from home at front right corner of home.

2.2

CONDITION OF EXTERIOR SIDING**See Comments**

Brick siding at right side (facing front) is loose, and needs mortar and repair as necessary.

2.3 EXTRA VIEW OF SIDING**See Comments**

Siding deteriorated under washer dryer room.

Foundation Walls, Landscaping, Porch, Deck**3.0 FOUNDATION WALLS AND MORTAR JOINTS****See Comments**

Wood stud walls deteriorated under washing machine room.

3.4 DECKS, STAIRS AND HANDRAILS**See Comments**

Guardrails and pickets on Porch at right side of home (facing front) missing. Recommend install rail with maximum space between pickets to be four inches (where platform exceeds 30 inches from ground).

Outlets, Retaining Walls, Entry Doors, Garage**4.4 STORM DOOR AND SCREEN DOOR(S) CONDITION****See Comments**

Storm door at Living room at Lower level is missing closure and has a damaged screen and has a broke glass.

ATTIC and FIREPLACE**5.7 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC****Yes, See Comments**

One electrical splice is missing box and coverplate above Kitchen. Recommend a Licensed electrician correct.

5.11 DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR**Yes, See Comments**

Cavities need filling in with mortar before use in firebox.

5.12 WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END**See Comments, No**

Liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a licensed chimney sweep inspect for safety.

MAIN**6.6.A OUTLETS AND WALL SWITCHES CONDITION****See Comments**

Four "Three-prong" outlets are not grounded. Needs correcting.

DOWNSTAIRS KITCHEN**6.3.B FLOOR**

Fair, See Comments

Uneven settlement.

6.4.B PANTRY OR CLOSET DOORS

See Comments

Entry door rubs floor when opened and missing hardware. Door needs to be trimmed at bottom by a skilled craftsman.

6.6.B OUTLETS AND WALL SWITCHES CONDITION

See Comments

Exposed wiring for outlet needs conduit.

KITCHEN COMPONENTS

7.1 CONDITION OF PLUMBING UNDER SINK

See Comments

Basket strainer has improper connections or repairs. Recommend a licensed plumber correct at Downstairs Kitchen.

7.3 FAUCET AND SPRAY NOZZLE CONDITION

Fair, See Comments

Control knob on faucet leaks around mount, and needs repair at Main. Downstairs kitchen Faucet drips and spray nozzle damaged..

7.9 CABINETS CONDITION

Fair, See Comments

Sink base sags or is warped under sink at bottom shelf (from a previous leak) at Main. Sinkbase deteriorated at Downstairs Kitchen.

7.12 WASHER/DRYER CONNECTIONS

See Comments

None on main level. Dryer receptacle is damaged and needs replacing. Cold supply valve is missing knob. No vent and improper plumbing configuration of waste line for washing machine drain.

DINING ROOM (Coverings, Windows, Outlets and Doors)

8.5 WINDOWS

See Comments

Two windows stuck or painted shut.

MAIN LEVEL

9.5.A WINDOWS

See Comments

Three windows cracked at glass pane and one window stuck or painted shut and one damaged.

DOWNSTAIRS

9.5.B WINDOWS

See Comments

Water intrusion noticed at window and below window where Brick wall has separated.

9.6.B OUTLETS AND WALL SWITCHES CONDITION

See Comments

Two "Three-prong" outlets are not grounded. Needs correcting.

Main level

10.6.A OUTLETS AND WALL SWITCHES CONDITION

See Comments

"Three-prong" outlets are not grounded. Needs correcting at Guest bedroom on right. Only one outlet in master bedroom. At least two outlets recommended.

Downstairs

10.4.B DOORS

See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman at Master bedroom end of hall on right.

10.5.B WINDOWS

See Comments

One windows cracked at glass pane and missing lock hardware at small bedroom on left.

10.6.B OUTLETS AND WALL SWITCHES CONDITION

Fair, See Comments

Only one outlet in bedroom. At least two outlets recommended at small bedroom left at bottom of stairs. This outlet is recessed in wall and needs correcting.

UPSTAIRS BATH

11.4.A DOORS

Fair, See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

11.5.A WINDOWS

Yes, See Comments

One window stuck or painted shut and cracked at glass pane.

11.6.A ARE BATHROOM OUTLETS GFCI PROTECTED

See Comments, No

No outlet found in bath. Recommend a duplex GFCI outlet be installed by a licensed electrician. Non grounded light fixture outlet only.

DOWNSTAIRS BATH

11.3.B FLOORS

See Comments

Subfloor is deteriorated or weak along threshold of shower and is deteriorated or weak around toilet.

11.4.B DOORS

See Comments

Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

11.5.B WINDOWS

See Comments, No

No window or exhaust fan for this bath.

11.6.B ARE BATHROOM OUTLETS GFCI PROTECTED

See Comments, No

No outlet found in bath. Recommend a duplex GFCI outlet be installed by a licensed electrician. Non grounded light fixture outlet only.

BATHROOM COMPONENTS

12.2 ARE CUT-OFF VALVES UNDER SINK AND TOILET

Yes, See Comments

Sink supply valve is leaking, and needs repair at Downstairs Bath.

12.3 DOES SINK PLUMBING OPERATE PROPERLY

See Comments, No

Plumbing waste line leaks (under sink) at Upstairs Bath. Plumbing waste line drains slow or clogged at Downstairs Bath.

12.4 SINK FAUCETS AND STOP VALVE

See Comments

Cold control on faucet leaks when turned on at Upstairs Bath.

12.5 DOES TOILET OPERATE PROPERLY

Yes, See Comments

Rusted connection from tank to toilet at upstairs bath. Also toilet leaks at connection to main soil pipe (can be seen from access panel at ceiling downstairs. Toilet is loose at floor . Repair may involve resetting the toilet on a new wax seal at Downstairs Bath.

12.7 SHOWER AND TUB FAUCETS AND STOP VALVE

See Comments

Cold control leaks at Upstairs Bath. Shower head leaks at Upstairs Bath.

12.8 CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

See Comments

Recommend silicone caulk along floor and tub at Upstairs Bath.

HALLWAY OR BONUS ROOMS

13.3 FLOORS

Fair, See Comments

Un even settlement.

STRUCTURE, PLUMBING

14.0 FOUNDATION WALLS

Fair, See Comments

The foundation walls have been "under cut" many years ago from inside basement. Ground or dirt that helped support the footing has been removed. This weakens the structure and usually requires repair by building retaining walls. If a structural engineer determines that this condition shows no signs of failure, or that repairs are not needed at this time, He or She will give you a letter saying the structure is safe. If the engineer determines repairs are needed, He or She will design the proper repair. Only a structural engineer can determine the type of repair that may be needed.

14.1 FLOOR SYSTEM

See Comments

Floor system deteriorated under discontinued stairs. Repairs needed.

14.2

GIRDERS, PIERS, COLUMNS AND SUPPORTS

See Comments

Main girder is deteriorated. Repairs made are inadequate and need further repairs or replacement of girder. Recommend a structural engineer evaluate further. At least three supports under downstairs kitchen are missing.

14.6

ANY DEBRIS IN BASEMENT OR CRAWLSPACE

Yes, See Comments

Old Discontinued junk remains in basement and crawlspace.

14.10

PLUMBING COMPONENTS AND CONDITION

Fair, See Comments

Clean out cap missing. Above ground plumbing may freeze in rear.

14.12

ANY LEAKS ON SUPPLY OR WASTE LINES

Yes, See Comments

Outside supply line to faucet is ruptured. Also at least two leaks in-line present on polybutelene supply.

ELECTRICAL, WATER HEATER, HVAC

15.0

CONDITION OF MAIN SERVICE PANEL AND THE LOCATION

Fair, See Comments

Sub panels in Sunroom are double tapped at lugs and need correcting.

15.3

CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL

See Comments

Problem(s) discovered in panel such as Doubled wiring at fuse(s), Edison base fuse(s), Panel is overloaded, Service conductors are undersized, and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

15.4

ANY LOOSE OR IMPROPER WIRING FOUND THROUGHOUT HOME

Yes, See Comments

Service conductors damaged.

15.8

IS WATER HEATER WIRING SECURED PROPERLY

See Comments, No

Wiring for water heater missing romex connector. Recommend a licensed electrician correct as necessary.

15.9

IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR

See Comments, No

T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use).

15.10

WAS THE CONDITION OF HEATING UNIT (S) TESTED

Yes, See Comments

Heat system did not work when tested. Also fresh air vent (see photo) does not pull fresh air from outside as required.

15.16

DUCTWORK/PIPING/REGISTERS

See Comments

Supply is disconnected at floor register in washing machine room.

15.18

THERMOSTATS CONDITION

See Comments

Furnace would not work.

SUMMARY OF FUNCTIONAL COMPONENTS

16.2 THE CONDITION OF EXTERIOR GLAZING AROUND WINDOW PANES

Good, Fair, See Comments

The glazing (or putty) around glass panes are missing in areas on various windows. The glazing helps hold the glass tight against frame and serves to shield against air. If you decide to repair glazing, be sure and paint the glazing after it hardens.

16.5 DO ALL LIGHT FIXTURES OR CEILING FANS OPERATE

See Comments, No

Light fixture does work, but is damaged in Upstairs Kitchen (burn marks). Light fixture does not work and pull chain is missing in Upstairs bath. Light fixture does not work and needs repair (try bulb first) (above stairs to lower Level). Light fixture does not work and needs repair (try bulb first) downstairs in bath.

HomeBuyers Inspection HBI

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.

HomeBuyers Inspection HBI

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