Inspection Report

Brent Comstock

Property Address:
36 Dream Catcher Cove
Hayesville NC 28904



Bluebird Home Inspections LLC

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Invoice 52

Date: 3/21/2025	**Time:** 10:00 AM	**Report ID:** 20250321-36-Dream-Catcher-Cove
Property: 36 Dream Catcher Cove Hayesville NC 28904	**Customer:** Brent Comstock	**Real Estate Professional:**

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.

Standards of Practice: North Carolina	**In Attendance:** Vacant (inspector only)	**Type of building:** Single Family (1 story)
Approximate age of building: 50 (+) Years	**Temperature:** Below 60 (F) = 15.5 (C)	**Weather:** Clear
Ground/Soil surface condition: Wet	**Rain in last 3 days:** No	**Radon Test:** No
Water Test: No		

RESULTS AT A GLANCE

80	39	77
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	Total number in report.

1. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING

Roof Covering:
Metal

Viewed roof covering from:
Walked roof

Sky Light(s):
None

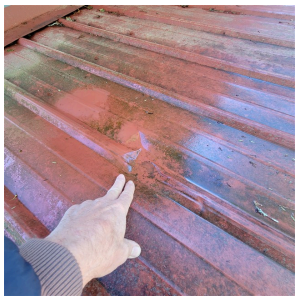
Chimney (exterior):
Rock

ITEMS: ROOFING

1.0 ROOF COVERINGS

REPAIR OR REPLACE

Roofing was damaged in one or more areas. This can be an indication that the roofing is at or near its useful life and can increase the likelihood of a leak. Budget for new roofing. In the interim, have a skilled roofer repair the damaged areas.



1.0 Item 1 (Picture)
workshop roof

1.1 FLASHINGS

INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED

1.3 ROOF DRAINAGE SYSTEMS

REPAIR OR REPLACE

(1) Downspout discharge water was not adequately directed away from the foundation. This can saturate the soil next to the foundation and lead to elevated humidity levels in crawlspaces and basements. This in turn can lead to fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



1.3 Item 1 (Picture)
behind apartment

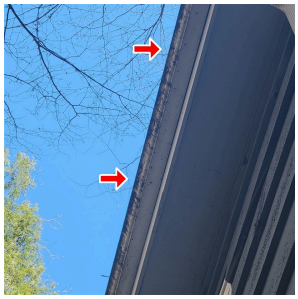


1.3 Item 2 (Picture)
behind work shop



1.3 Item 3 (Picture)
L side of apartment

(2) Gutters are in need of cleaning. Clogged gutters can overflow during rain events and saturate the soil next to the foundation. This can increase moisture levels in crawlspaces and basements and promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



1.3 Item 4 (Picture)
back side of apartment

(3) Gutters were observed to be damaged and/or missing. Damaged and/or missing gutters can cause rain water to saturate the soil next to the foundation. This can promote fungal growth and wood decay on siding and in crawlspaces and basements. Have a skilled trades person evaluate and remedy.



1.3 Item 5 (Picture)
above workshop

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

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

STYLES & MATERIALS: EXTERIOR

Siding Style:
Lap

Siding Material:
Wood

Exterior Entry Doors:
Metal

Appurtenance:
Deck with steps
Covered porch

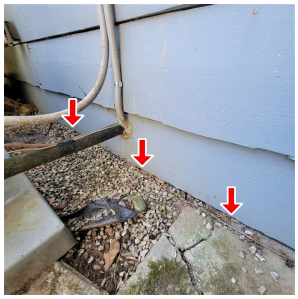
Driveway:
Gravel

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

(1) The siding and/or trim was in contact with the ground or a potentially wet surface. This can allow moisture to be wicked into wood components. This can cause wood decay and can provide termites unobstructed access to wood components of the house. Both of these outcomes can be very destructive and costly. Have a licensed pest control company do a termite inspection. Have a skilled trades person evaluate and remedy.



2.0 Item 1 (Picture)
behind Trane A/C unit



2.0 Item 2 (Picture)
behind work shop



2.0 Item 3 (Picture)
behind work shop



2.0 Item 4 (Picture)
L side of apartment



2.0 Item 5 (Picture)
outdoor shower



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)
location of pic 6

(2) Moisture-induced decay was observed on siding and/or trim at one or more locations. If left unattended, moisture-induced decay can penetrate deeper into the structure. Have a skilled trades person evaluate and remedy.



2.0 Item 8 (Picture)
behind apartment



2.0 Item 9 (Picture)
outdoor shower



2.0 Item 10 (Picture)
outdoor shower



2.0 Item 11 (Picture)
L of back door



2.0 Item 12 (Picture)
apartment



2.0 Item 13 (Picture)
apartment



2.0 Item 14 (Picture)
apartment



2.0 Item 15 (Picture)
apartment



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)
location of pics 5-9

(3) Fasteners have backed out ot the siding. This can make the siding more susceptible to moisture penetration. Have a skilled trades person evaluate and remedy.



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)
location of pic 1

2.1 DOORS (EXTERIOR)

REPAIR OR REPLACE

(1) The foam seal on the garage door to the apartment has come off. This will increase the infiltration of exterior air into the apartment causing the HVAC system to run more often and lead to higher utility costs. Have a skilled trades person evaluate and remedy.



2.1 Item 1 (Picture)
apartment

(2) The keys for the apartment could not unlock the apartment door. Conditions may exist inside the apartment that require attention. This is for information purposes only.



2.1 Item 2 (Picture)
apartment

2.2 WINDOWS

REPAIR OR REPLACE

The window next to the chimney has been adversely affected by the settling of the chimney and may not be operable. Have a skilled trades person evaluate and remedy.



2.2 Item 1 (Picture)
L of chimney



2.2 Item 2 (Picture)
L of chimney



2.2 Item 3 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

REPAIR OR REPLACE

(1) The handrail on the deck/porch steps was too wide. Exterior handrails should not be wider than 3-1/2". This is a safety issue. Have a skilled trades person evaluate and remedy.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)
steps to upper deck

(2) One or more deck headers had mid-span joints. This can significantly reduce the headers load-carrying ability. This can be a safety issue. Have a licensed builder evaluate and remedy.



2.3 Item 3 (Picture)
entry porch

(3) Various wood deck components are showing signs of decay. This can be an indication that deck components are nearing the end of their useful lives. Have a skilled trades person evaluate and remedy.



2.3 Item 4 (Picture)
upper apartment deck



2.3 Item 5 (Picture)
upper apartment deck



2.3 Item 6 (Picture)
upper apartment deck

(4) One or more deck boards have warped. This is a trip hazard. Have a skilled trades person evaluate and remedy.



2.3 Item 7 (Picture)
R of steps to upper deck

(5) One or more handrails were too low. This can be a safety issue. Have a skilled trades person evaluate and remedy.



2.3 Item 8 (Picture)
steps to upper deck

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

Perimeter grading is not sufficiently sloped away from the foundation. This can allow exterior runoff to saturate the soil next to the foundation. This can increase humidity levels in basements and crawlspace which can promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



2.4 Item 1 (Picture)
behind work shop



2.4 Item 2 (Picture)
behind apartment

2.5 EAVES, SOFFITS AND FASCIAS

REPAIR OR REPLACE

What appeared to be black soot was observed on the soffit. Black soot is generally produced by combustion. The house did not have an accessible attic, so additional investigation was not possible. Further investigation of what is causing this issue is highly recommended.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)
location of pic 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. INTERIORS

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: INTERIORS

Ceiling Materials:
Wood

Wall Material:
Wood

Floor Covering(s):
Hardwood
Tile

Interior Doors:
Hollow core

Window Types:
Double Pane
Casement
Sliders
Fixed

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Solid Surface

ITEMS: INTERIORS

3.0 CEILINGS

REPAIR OR REPLACE

The ceiling in the workshop had moisture induced decay. Have a skilled trades person evaluate and remedy.



3.0 Item 1 (Picture)
workshop



3.0 Item 2 (Picture)
workshop

3.1 WALLS

INSPECTED

3.2 FLOORS

INSPECTED

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

NOT PRESENT

3.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

INSPECTED

3.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED

3.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

One or more bedroom emergency egress windows were undersized and/or too high. This can impeded emergency egress and is a safety issue. Every bedroom must contain at least one egress window. It must have a minimum net free opening of 5.7 square feet with a minimum width of 20 inches and a minimum height of 24 inches and be no higher than 44 inches from the floor. Retrofitting code-compliant windows can be cost prohibitive. This is for information purposes only.



3.6 Item 1 (Picture)
GBR

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.

4. STRUCTURAL COMPONENTS

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
Masonry block

Method used to observe Crawlspace:
Crawled

Floor Structure:
Wood joists
2 X 8

Wall Structure:
Wood

Columns or Piers:
Masonry block
Steel lally columns

Ceiling Structure:
Not visible

Roof Structure:
Stick-built

Roof-Type:
Gable

Method used to observe attic:
N/A

Attic info:
N/A

ITEMS: STRUCTURAL COMPONENTS

4.0 WALLS (STRUCTURAL)

INSPECTED

4.1 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.)

REPAIR OR REPLACE

(1) Penetrations through the foundation were not properly sealed. This can provide a path for rodents to access the crawlspace. Rodents can damage insulation and wiring and are unsanitary. Have a skilled trades person evaluate and remedy.



4.1 Item 1 (Picture)
beneath entry porch

(2) The chimney has noticeably settled. This has adversely affected structural floor components attached to the chimney. A consult with a licensed builder and/or structural engineer would be warranted.



4.1 Item 2 (Picture)

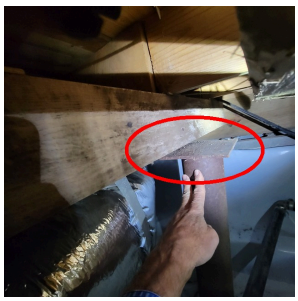


4.1 Item 3 (Picture)

4.2 COLUMNS OR PIERS

REPAIR OR REPLACE

(1) A structural column or pier was damaged, decayed or improperly installed. This is a safety concern and if left unattended, could adversely affect the structure. Have a licensed builder or structural engineer evaluate and remedy.



4.2 Item 1 (Picture)
crawlspace

(2) Wood piers supporting the floor system were not pressure treated. This can attract termites. A pest inspection by a licensed pest control company would be warranted.



4.2 Item 2 (Picture)

4.3 FLOORS (STRUCTURAL)

REPAIR OR REPLACE

A leak was observed on the underside of the floor directly underneath the dishwasher. Moisture can promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



4.3 Item 1 (Picture)
crawlspace



4.3 Item 2 (Picture)
crawlspace

4.4 CEILINGS (STRUCTURAL)

INSPECTED

4.5 ROOF STRUCTURE AND ATTIC

NOT INSPECTED

The house did not have an accessible attic. The roof structure and other attic components could not be inspected.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:
Well

Water Filters:
Whole house conditioner

Plumbing Water Supply (into home):
PVC

Plumbing Water Distribution (inside home):
PEX

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC
Cast iron

Water Heater Power Source:
Propane (quick recovery)

Water Heater Capacity:
Tankless

Manufacturer:
Rinnai

Water Heater Location:
Utility Room

ITEMS: PLUMBING SYSTEM

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

REPAIR OR REPLACE

One or more toilet bowls were not properly secured. This can make them more prone to leaking. Have a skilled trades person evaluate and remedy.



5.1 Item 1 (Picture)
apartment bath

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

REPAIR OR REPLACE

The TPR valve extension was too short or missing. This is a safety concern. Have a licensed plumber evaluate and remedy.

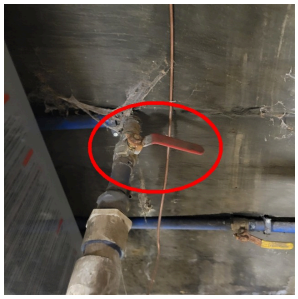


5.2 Item 1 (Picture)
workshop

5.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED

Location of main water shut off valve. For information purposes only.



5.3 Item 1 (Picture)
next to HWH in workshop

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (FUEL STORAGE LOCATION, PIPING, VENTING, SUPPORTS, LEAKS)

REPAIR OR REPLACE

Fuel distribution piping was not adequately supported. This can place undue strain on connections which could lead to a leak. This is a safety issue. Have a skilled trades person evaluate and remedy.



5.4 Item 1 (Picture)
crawlspace

5.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

REPAIR OR REPLACE

(1) The LP line did not have a shut off valve where it entered the house. This can be a safety issue. Have a licensed HVAC contractor or plumber evaluate and remedy.



5.5 Item 1 (Picture)
behind apartment

(2) Location of fuel shut off valve. For information purposes only.



5.5 Item 2 (Picture)
on top of LP tank

5.6 SUMP PUMP

NOT PRESENT

5.7 LOCATION OF SEWER CLEANOUT.

NOT INSPECTED

A sewer cleanout was not observed during the inspection. Most waste drain systems have cleanouts for maintenance purposes. Ask the Owners what they know about this issue. If necessary, have a licensed plumber evaluate and remedy.

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

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors: Below ground	**Panel capacity:** 200 AMP	**Panel Type:** Circuit breakers
Electric Panel Manufacturer: Eaton	**Branch wire 15 and 20 AMP:** Copper	**Wiring Methods:** Romex

ITEMS: ELECTRICAL SYSTEM

6.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTED

6.1 SERVICE ENTRANCE CONDUCTORS

INSPECTED

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

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

(1) One or more cover plates were damaged or missing. This can be a safety issue. Have a licensed electrician evaluate and remedy.



6.3 Item 1 (Picture)
R of apartment garage door



6.3 Item 2 (Picture)
upper apartment deck

(2) A fan was not functional due to a broken pull chain. Have a skilled trades person evaluate and remedy.



6.3 Item 3 (Picture)
GBR

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

REPAIR OR REPLACE

One or more exterior outlets and/or outlets within 6' of an open water source, in the garage and/or on the exterior of the house were not GFCI protected. This is a safety hazard. Have a licensed electrician evaluate and remedy.



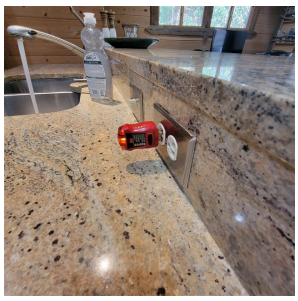
6.4 Item 1 (Picture)
behind Trane A/C unit



6.4 Item 2 (Picture)
upper apartment deck



6.4 Item 3 (Picture)
kitchen



6.4 Item 4 (Picture)
kitchen

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTED

Location of main and/or distribution panels. For information purposes only.



6.6 Item 1 (Picture)
apartment

6.7 SMOKE DETECTORS

REPAIR OR REPLACE

One or more smoke detectors were missing or not functional. Smoke detectors should be placed inside each bedroom, outside each sleeping area and have at least one on each floor. This is a safety issue. Have a licensed electrician evaluate and remedy.



6.7 Item 1 (Picture)
GBR



6.7 Item 2 (Picture)

6.8 CARBON MONOXIDE DETECTORS

REPAIR OR REPLACE

One or more CO detectors were missing or not working. It is recommended that CO detectors be installed on each floor. This is especially important if there are fuel-burning appliances in the house. Have a licensed electrician evaluate and remedy.

6.9 WIRING

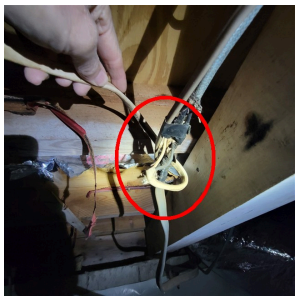
REPAIR OR REPLACE

(1) Wiring was not properly secured to the framing. This can make wiring and electrical connections more prone to being damaged. This is a safety hazard. Have a licensed electrician evaluate and remedy.



6.9 Item 1 (Picture)
crawlspace

(2) A wire connection was made outside of a junction box. This is a safety issue. Have a licensed electrician evaluate and remedy.



6.9 Item 2 (Picture)
crawlspace

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. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:
Heat Pump Forced Air (also provides cool air)
LP Furnace Force Air

Energy Source:
Propane
Electric

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
TRANE
Mitsubishi

Ductwork:
Insulated

Filter Type:
Unknown

Types of Fireplaces:
Solid Fuel
Masonry, Site Built

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
TRANE

Number of AC Only Units:
One

ITEMS: HEATING / CENTRAL AIR CONDITIONING

7.0 HEATING EQUIPMENT

INSPECTED

7.1 NORMAL OPERATING CONTROLS

INSPECTED

7.2 AUTOMATIC SAFETY CONTROLS

INSPECTED

7.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

REPAIR OR REPLACE

One or more HVAC supply ducts were damaged and/or disconnected. This can give rodents access to the HVAC system and reduce HVAC efficiency. Have a licensed HVAC contractor evaluate and remedy.



7.3 Item 1 (Picture)
crawlspace

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

7.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED

7.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTED

7.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

7.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

7.9 NORMAL OPERATING CONTROLS

NOT INSPECTED

Outside air temperature was too low on the day of the inspection to test the HVAC in cooling mode. This is for information purposes only.

7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is

not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. INSULATION AND VENTILATION

DESCRIPTION

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.

STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
Not Visible

Ventilation:
Ridge vents
Soffit Vents

Exhaust Fans:
Fan only

Dryer Power Source:
LP Gas

Dryer Vent:
Flexible Vinyl

Floor System Insulation:
NONE

ITEMS: INSULATION AND VENTILATION

8.0 INSULATION IN ATTIC

NOT INSPECTED

The structure did not have an accessible attic. The insulation could not be inspected. Problems may exist that require attention. This is for information purposes only.

8.1 INSULATION UNDER FLOOR SYSTEM

REPAIR OR REPLACE

There was no floor insulation in the crawlspace. Lack of floor insulation will increase utility costs and can adversely affect occupant comfort. Have a skilled trades person evaluate and remedy.



8.1 Item 1 (Picture)
crawlspace

8.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

INSPECTED

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

INSPECTED

8.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

NOT PRESENT

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.

9. BUILT-IN KITCHEN APPLIANCES

DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Disposer Brand:
IN SINK ERATOR

Dishwasher Brand:
BOSCH

Exhaust/Range hood:
RECIRCULATING

Range/Oven:
JENN AIR

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
NONE

Refrigerator:
Samsung

ITEMS: BUILT-IN KITCHEN APPLIANCES

9.0 DISHWASHER

REPAIR OR REPLACE

(1) Water was observed leaking out ot the dishwasher. This moisture can damage the subfloor and adjacent cabinets. Have skilled trades person evaluate and remedy.



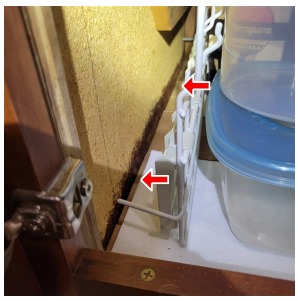
9.0 Item 1 (Picture)
kitchen



9.0 Item 2 (Picture)
kitchen

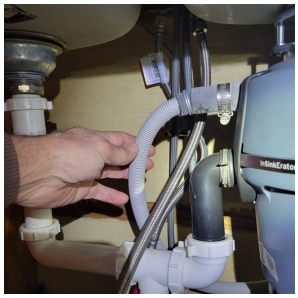


9.0 Item 3 (Picture)



9.0 Item 4 (Picture)
adjacent cabinet

(2) Dishwasher high drain loop missing. Without a high drain loop, drain water from the sink can drain into the dishwasher. This is a health issue. Newer dishwashers can have the drain loop incorporated into their design. If not, have a licensed plumber evaluate and remedy.



9.0 Item 5 (Picture)

9.1 RANGES/OVENS/COOKTOPS

INSPECTED

9.2 RANGE HOOD (S)

INSPECTED

9.3 TRASH COMPACTOR

NOT PRESENT

9.4 FOOD WASTE DISPOSER

INSPECTED

9.5 MICROWAVE COOKING EQUIPMENT (BUILT IN)

INSPECTED

9.6 REFRIGERATOR

INSPECTED

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair

issues as it relates to the comments in this inspection report.

GENERAL SUMMARY

Bluebird Home Inspections LLC
6967 Murphy Rd
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(828)-506-0856

Customer
Brent Comstock

Address
36 Dream Catcher Cove
Hayesville NC 28904

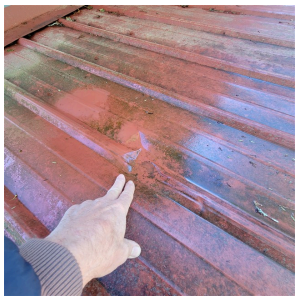
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations 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

1.0 ROOF COVERINGS

REPAIR OR REPLACE

Roofing was damaged in one or more areas. This can be an indication that the roofing is at or near its useful life and can increase the likelihood of a leak. Budget for new roofing. In the interim, have a skilled roofer repair the damaged areas.



1.0 Item 1 (Picture)
workshop roof

1.3 ROOF DRAINAGE SYSTEMS

REPAIR OR REPLACE

(1) Downspout discharge water was not adequately directed away from the foundation. This can saturate the soil next to the foundation and lead to elevated humidity levels in crawlspaces and basements. This in turn

can lead to fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



1.3 Item 1 (Picture)
behind apartment

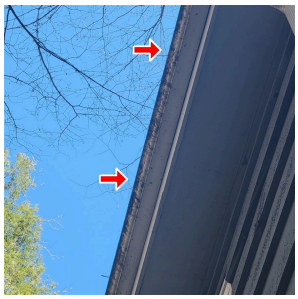


1.3 Item 2 (Picture)
behind work shop



1.3 Item 3 (Picture)
L side of apartment

(2) Gutters are in need of cleaning. Clogged gutters can overflow during rain events and saturate the soil next to the foundation. This can increase moisture levels in crawlspaces and basements and promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



1.3 Item 4 (Picture)
back side of apartment

(3) Gutters were observed to be damaged and/or missing. Damaged and/or missing gutters can cause rain water to saturate the soil next to the foundation. This can promote fungal growth and wood decay on siding and in crawlspaces and basements. Have a skilled trades person evaluate and remedy.



1.3 Item 5 (Picture)
above workshop

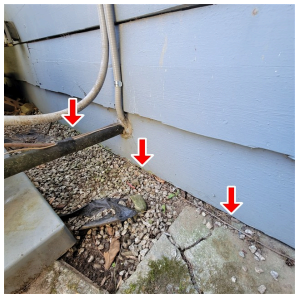
2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

(1) The siding and/or trim was in contact with the ground or a potentially wet surface. This can allow moisture

to be wicked into wood components. This can cause wood decay and can provide termites unobstructed access to wood components of the house. Both of these outcomes can be very destructive and costly. Have a licensed pest control company do a termite inspection. Have a skilled trades person evaluate and remedy.



2.0 Item 1 (Picture)
behind Trane A/C unit



2.0 Item 2 (Picture)
behind work shop



2.0 Item 3 (Picture)
behind work shop



2.0 Item 4 (Picture)
L side of apartment



2.0 Item 5 (Picture)
outdoor shower



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)
location of pic 6

(2) Moisture-induced decay was observed on siding and/or trim at one or more locations. If left unattended, moisture-induced decay can penetrate deeper into the structure. Have a skilled trades person evaluate and remedy.



2.0 Item 8 (Picture)
behind apartment



2.0 Item 9 (Picture)
outdoor shower



2.0 Item 10 (Picture)
outdoor shower



2.0 Item 11 (Picture)
L of back door



2.0 Item 12 (Picture)
apartment



2.0 Item 13 (Picture)
apartment



2.0 Item 14 (Picture)
apartment



2.0 Item 15 (Picture)
apartment



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)
location of pics 5-9

(3) Fasteners have backed out ot the siding. This can make the siding more susceptible to moisture penetration. Have a skilled trades person evaluate and remedy.



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)
location of pic 1

2.1 DOORS (EXTERIOR)

REPAIR OR REPLACE

(1) The foam seal on the garage door to the apartment has come off. This will increase the infiltration of exterior air into the apartment causing the HVAC system to run more often and lead to higher utility costs. Have a skilled trades person evaluate and remedy.



2.1 Item 1 (Picture)
apartment

(2) The keys for the apartment could not unlock the apartment door. Conditions may exist inside the apartment that require attention. This is for information purposes only.



2.1 Item 2 (Picture)
apartment

2.2 WINDOWS

REPAIR OR REPLACE

The window next to the chimney has been adversely affected by the settling of the chimney and may not be operable. Have a skilled trades person evaluate and remedy.



2.2 Item 1 (Picture)
L of chimney



2.2 Item 2 (Picture)
L of chimney



2.2 Item 3 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

REPAIR OR REPLACE

(1) The handrail on the deck/porch steps was too wide. Exterior handrails should not be wider than 3-1/2". This

is a safety issue. Have a skilled trades person evaluate and remedy.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)
steps to upper deck

(2) One or more deck headers had mid-span joints. This can significantly reduce the headers load-carrying ability. This can be a safety issue. Have a licensed builder evaluate and remedy.



2.3 Item 3 (Picture)
entry porch

(3) Various wood deck components are showing signs of decay. This can be an indication that deck components are nearing the end of their useful lives. Have a skilled trades person evaluate and remedy.



2.3 Item 4 (Picture)
upper apartment deck



2.3 Item 5 (Picture)
upper apartment deck



2.3 Item 6 (Picture)
upper apartment deck

(4) One or more deck boards have warped. This is a trip hazard. Have a skilled trades person evaluate and remedy.



2.3 Item 7 (Picture)
R of steps to upper deck

(5) One or more handrails were too low. This can be a safety issue. Have a skilled trades person evaluate and remedy.



2.3 Item 8 (Picture)
steps to upper deck

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

Perimeter grading is not sufficiently sloped away from the foundation. This can allow exterior runoff to saturate the soil next to the foundation. This can increase humidity levels in basements and crawlspace which can promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



2.4 Item 1 (Picture)
behind work shop



2.4 Item 2 (Picture)
behind apartment

2.5 EAVES, SOFFITS AND FASCIAS

REPAIR OR REPLACE

What appeared to be black soot was observed on the soffit. Black soot is generally produced by combustion. The house did not have an accessible attic, so additional investigation was not possible. Further investigation

of what is causing this issue is highly recommended.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)
location of pic 1

3. INTERIORS

3.0 CEILINGS

REPAIR OR REPLACE

The ceiling in the workshop had moisture induced decay. Have a skilled trades person evaluate and remedy.



3.0 Item 1 (Picture)
workshop



3.0 Item 2 (Picture)
workshop

4. STRUCTURAL COMPONENTS

4.1 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.)

REPAIR OR REPLACE

(1) Penetrations through the foundation were not properly sealed. This can provide a path for rodents to access the crawlspace. Rodents can damage insulation and wiring and are unsanitary. Have a skilled trades person evaluate and remedy.



4.1 Item 1 (Picture)
beneath entry porch

(2) The chimney has noticeably settled. This has adversely affected structural floor components attached to the chimney. A consult with a licensed builder and/or structural engineer would be warranted.



4.1 Item 2 (Picture)

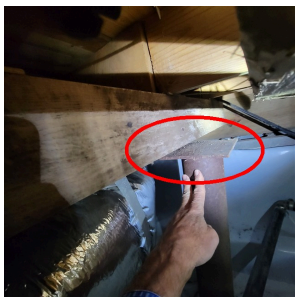


4.1 Item 3 (Picture)

4.2 COLUMNS OR PIERS

REPAIR OR REPLACE

(1) A structural column or pier was damaged, decayed or improperly installed. This is a safety concern and if left unattended, could adversely affect the structure. Have a licensed builder or structural engineer evaluate and remedy.



4.2 Item 1 (Picture)
crawlspace

(2) Wood piers supporting the floor system were not pressure treated. This can attract termites. A pest inspection by a licensed pest control company would be warranted.



4.2 Item 2 (Picture)

4.3 FLOORS (STRUCTURAL)

REPAIR OR REPLACE

A leak was observed on the underside of the floor directly underneath the dishwasher. Moisture can promote fungal growth and wood decay. Have a skilled trades person evaluate and remedy.



4.3 Item 1 (Picture)
crawlspace



4.3 Item 2 (Picture)
crawlspace

5. PLUMBING SYSTEM

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

REPAIR OR REPLACE

One or more toilet bowls were not properly secured. This can make them more prone to leaking. Have a skilled trades person evaluate and remedy.



5.1 Item 1 (Picture)
apartment bath

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

REPAIR OR REPLACE

The TPR valve extension was too short or missing. This is a safety concern. Have a licensed plumber evaluate and remedy.



5.2 Item 1 (Picture)
workshop

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (FUEL STORAGE LOCATION, PIPING, VENTING, SUPPORTS, LEAKS)

REPAIR OR REPLACE

Fuel distribution piping was not adequately supported. This can place undue strain on connections which could lead to a leak. This is a safety issue. Have a skilled trades person evaluate and remedy.



5.4 Item 1 (Picture)
crawlspace

5.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

REPAIR OR REPLACE

(1) The LP line did not have a shut off valve where it entered the house. This can be a safety issue. Have a licensed HVAC contractor or plumber evaluate and remedy.



5.5 Item 1 (Picture)
behind apartment

(2) Location of fuel shut off valve. For information purposes only.



5.5 Item 2 (Picture)
on top of LP tank

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

(1) One or more cover plates were damaged or missing. This can be a safety issue. Have a licensed electrician evaluate and remedy.



6.3 Item 1 (Picture)
R of apartment garage door



6.3 Item 2 (Picture)
upper apartment deck

(2) A fan was not functional due to a broken pull chain. Have a skilled trades person evaluate and remedy.



6.3 Item 3 (Picture)
GBR

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

REPAIR OR REPLACE

One or more exterior outlets and/or outlets within 6' of an open water source, in the garage and/or on the exterior of the house were not GFCI protected. This is a safety hazard. Have a licensed electrician evaluate and remedy.



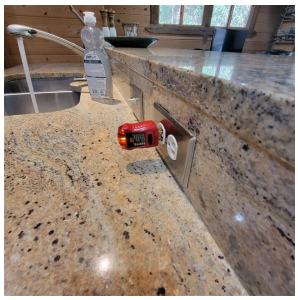
6.4 Item 1 (Picture)
behind Trane A/C unit



6.4 Item 2 (Picture)
upper apartment deck



6.4 Item 3 (Picture)
kitchen



6.4 Item 4 (Picture)
kitchen

6.7 SMOKE DETECTORS

REPAIR OR REPLACE

One or more smoke detectors were missing or not functional. Smoke detectors should be placed inside each bedroom, outside each sleeping area and have at least one on each floor. This is a safety issue. Have a licensed electrician evaluate and remedy.



6.7 Item 1 (Picture)
GBR



6.7 Item 2 (Picture)

6.8 CARBON MONOXIDE DETECTORS

REPAIR OR REPLACE

One or more CO detectors were missing or not working. It is recommended that CO detectors be installed on each floor. This is especially important if there are fuel-burning appliances in the house. Have a licensed electrician evaluate and remedy.

6.9 WIRING

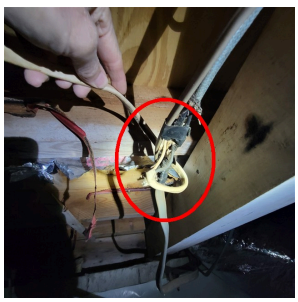
REPAIR OR REPLACE

(1) Wiring was not properly secured to the framing. This can make wiring and electrical connections more prone to being damaged. This is a safety hazard. Have a licensed electrician evaluate and remedy.



6.9 Item 1 (Picture)
crawlspace

(2) A wire connection was made outside of a junction box. This is a safety issue. Have a licensed electrician evaluate and remedy.



6.9 Item 2 (Picture)
crawlspace

7. HEATING / CENTRAL AIR CONDITIONING

7.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

REPAIR OR REPLACE

One or more HVAC supply ducts were damaged and/or disconnected. This can give rodents access to the HVAC system and reduce HVAC efficiency. Have a licensed HVAC contractor evaluate and remedy.



7.3 Item 1 (Picture)
crawlspace

8. INSULATION AND VENTILATION

8.1 INSULATION UNDER FLOOR SYSTEM

REPAIR OR REPLACE

There was no floor insulation in the crawlspace. Lack of floor insulation will increase utility costs and can adversely affect occupant comfort. Have a skilled trades person evaluate and remedy.



8.1 Item 1 (Picture)
crawlspace

9. BUILT-IN KITCHEN APPLIANCES

9.0 DISHWASHER

REPAIR OR REPLACE

(1) Water was observed leaking out ot the dishwasher. This moisture can damage the subfloor and adjacent cabinets. Have skilled trades person evaluate and remedy.



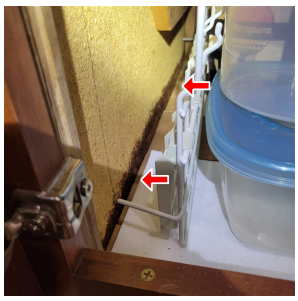
9.0 Item 1 (Picture)
kitchen



9.0 Item 2 (Picture)
kitchen

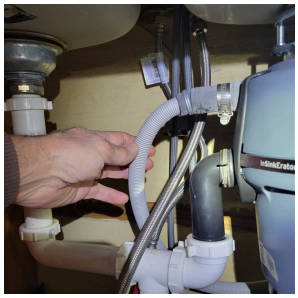


9.0 Item 3 (Picture)



9.0 Item 4 (Picture)
adjacent cabinet

(2) Dishwasher high drain loop missing. Without a high drain loop, drain water from the sink can drain into the dishwasher. This is a health issue. Newer dishwashers can have the drain loop incorporated into their design. If not, have a licensed plumber evaluate and remedy.



9.0 Item 5 (Picture)

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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INVOICE

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(828)-506-0856
Inspected By: Karl Haiss

Inspection Date: 3/21/2025
Report ID: 20250321-36-Dream-Catcher-Cove

Customer Info:	**Inspection Property:**
Brent Comstock **Customer's Real Estate Professional:**	36 Dream Catcher Cove Hayesville NC 28904

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note: