



Total Home Inspections Inspection Report

LOCATED AT:
60 Goldmont Street
Black Mountain, North Carolina 28711

PREPARED EXCLUSIVELY FOR:
Heather Adcock

INSPECTED ON:
Tuesday, January 23, 2024



Inspector, Ronnie Owenby 5189
Total Home Inspections



Executive Summary

This summary page is not the entire report. This is a summary review of the inspectors' findings during the time of the inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following issues in the main body of the report and provide further detail.

AIR CONDITIONING LIMITATIONS

s-6: Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

HEAT PUMP HEAT THERMOSTAT

s-8: The unit responded to the thermostat and it is generally properly installed, with exceptions noted below. The thermostat was set to emergency heat. we recommend having an HVAC contractor evaluate the system for proper operation.

HEAT PUMP HEAT GENERAL COMMENT

s-9: This heating interior unit is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

INTERIOR BASIC INFORMATION

s-10: Window glazing: Single pane windows throughout the house

INTERIOR SURFACES: OVERALL

s-11: There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

INTERIOR FLOORS: OVERALL

s-12: The floors are generally deteriorated. We recommend repair or replacement.

PLUMBING GENERAL COMMENT

s-17: The water piping in this house is a polybutylene material which was an accepted and permitted material at the time of installation. Problems with this type of system have developed in many areas. Chlorine in municipal water systems deteriorates the pipe from the inside. We recommend having the system evaluated by a qualified plumber.

s-18: The domestic water was shut off at the time of our inspection and we were unable to inspect the plumbing system. We recommend inspection when service is restored.

METAL ROOFING GENERAL COMMENT

s-23: The roof is in satisfactory condition. Attention to the items noted above, together with routine maintenance will maximize its useful life. The kitchen hood vent penetration needs resealing. Some panels of the roof appear to be lacking fastener's which could result in loose metal being blown off. we recommend services of a roofing contractor to repair these issues.

WATER HEATER GENERAL COMMENT

s-27: This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

BEDROOM LIGHTS / FAN

s-29: The {FillHere} light fixture is damaged. We recommend it be repaired or replaced.

BEDROOM WALLS

s-30: The walls are damaged at the back bedroom. We recommend repair or refinishing.

BEDROOM FLOOR

s-31: There is damaged/buckled flooring throughout house. We recommend the source of the damage be identified and corrected, and the surfaces then be prepared and refinished to restore appearances.

BEDROOM WINDOWS

s-33: One or more panes of glass are broken in back bedroom. We recommend all broken glass be replaced.

BEDROOM GENERAL COMMENT

s-34: This area is in need of repair as noted above or in other sections of this report.

CRAWL SPACE SUBFLOORING

s-36: Generally, the subflooring is in good condition. However, the subfloor beneath the shower stall is damaged. We recommend the subflooring be repaired and all damaged material replaced.

s-37: Generally, the subflooring is in good condition. However, the subfloor beneath the washer is damaged. We recommend the subflooring be repaired and all damaged material replaced.

CRAWL SPACE VAPOR BARRIER

s-38: There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.

CRAWL SPACE PEST CONTROL

s-39: Rodents have been active in the past. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

KITCHEN BASIC INFORMATION

s-40: Energy: Electric appliances only.

KITCHEN RECEPTACLES

s-42: There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

KITCHEN HEAT OUTLET

s-43: The heating outlet is damaged. We recommend it be replaced.

KITCHEN FLOOR

s-44: There is damaged/buckled flooring. We recommend the source of the damage be identified and corrected, and the surfaces then be prepared and refinished to restore appearances.

KITCHEN CABINETS

s-45: The cabinets are deteriorated/damaged. This would include loose hinges and/or track glides damaged drawers/doors and worn finish surfaces. We recommend they be repaired or replaced.

KITCHEN WINDOWS

s-48: One window is stuck or has been sealed shut and cannot be opened. We recommend repair to restore functional use.

KITCHEN GENERAL COMMENT

s-49: This area is in need of repair as noted above or in other sections of this report.

LIVING ROOM RECEPTACLES

s-50: A receptacle at the front door is damaged. We recommend it be replaced.

LIVING ROOM FLOOR

s-51: There is damaged/buckled flooring. We recommend repair/replacement

LIVING ROOM DOORS

s-52: The front door frame is broken. We recommend it be replaced.

LIVING ROOM GENERAL COMMENT

s-53: This area is in need of repair as noted above or in other sections of this report.



Tuesday, January 23, 2024
Heather Adcock
60 Goldmont Street
Black Mountain, North Carolina 28711

Dear Heather Adcock,

We have enclosed the report for the property inspection we conducted for you on Tuesday, January 23, 2024 at:

60 Goldmont Street
Black Mountain, North Carolina 28711

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Ronni Owenby

Inspector, Ronnie Owenby
Total Home Inspections



Table of Contents

Executive Summary.....	2
Introduction.....	7
Introductory Notes.....	7
Air Conditioning.....	7
Heat.....	9
Interior.....	10
Plumbing.....	10
Roofing.....	12
Water Heater.....	14
Exterior/Site/Ground.....	15
Bedroom.....	16
Crawl Space.....	19
Kitchen.....	22
Living Room.....	28
Locations of Emergency Controls.....	31
Environmental Concerns.....	31



Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: For purposes of identification and reporting, the front of this building faces south.

SQUARE FOOTAGE

2: 1232 sq. feet, 1995, 29 years old

TEMPERATURE

40s to 50s

WEATHER

Cloudy and Raining

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed

testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

4: Manufacturer: Goodman



5: Model: GSZ130361BE



LIMITATIONS

6: Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

HVAC WIRING

7: All accessible wiring appears in good condition.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Heat Pump

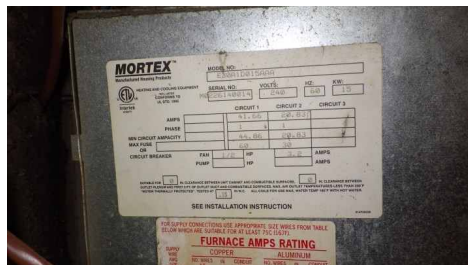
THERMOSTAT

8: The unit responded to the thermostat and it is generally properly installed, with exceptions noted below. The thermostat was set to emergency heat. we recommend having an HVAC contractor evaluate the system for proper operation.



GENERAL COMMENT

9: This heating interior unit is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.





Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

10: Window glazing: Single pane windows throughout the house

SURFACES: OVERALL

11: There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

FLOORS: OVERALL

12: The floors are generally deteriorated. We recommend repair or replacement.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

13: Domestic water source: Public supply

14: Waste disposal: Municipal

15: Waste piping: Plastic where seen



WATER SHUTOFF LOCATION

16: The domestic water supply main shut-off valve is located at manhole by the road.



GENERAL COMMENT

17: The water piping in this house is a polybutylene material which was an accepted and permitted material at the time of installation. Problems with this type of system have developed in many areas. Chlorine in municipal water systems deteriorates the pipe from the inside. We recommend having the system evaluated by a qualified plumber.



18: The domestic water was shut off at the time of our inspection and we were unable to inspect the plumbing system. We recommend inspection when service is restored.

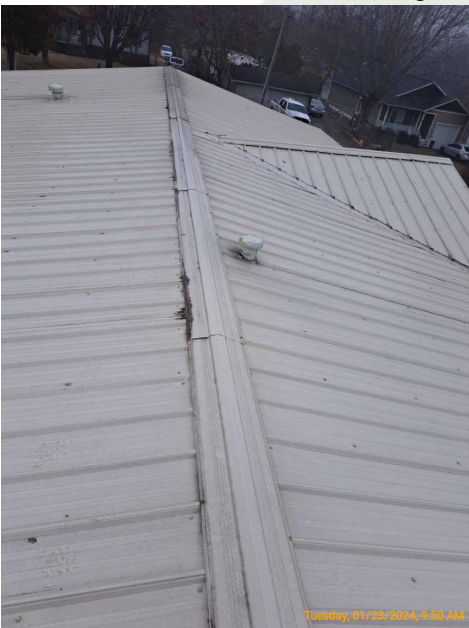
Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Metal

BASIC INFORMATION

19: Location: Covers whole building



20: Roof slope: Low pitch

21: Material: Galvanized steel

INSPECTION METHOD

22: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

GENERAL COMMENT

23: The roof is in satisfactory condition. Attention to the items noted above, together with routine maintenance will maximize its useful life. The kitchen hood vent penetration needs resealing. Some panels of the roof appear to be lacking fastener's which could result in loose metal being blown off. we recommend services of a roofing contractor to repair these issues.



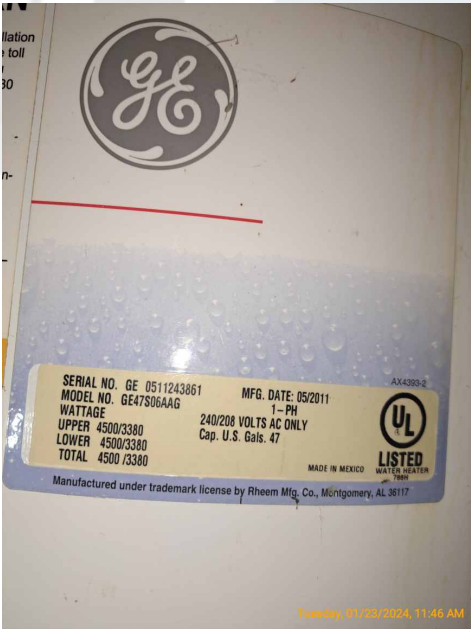
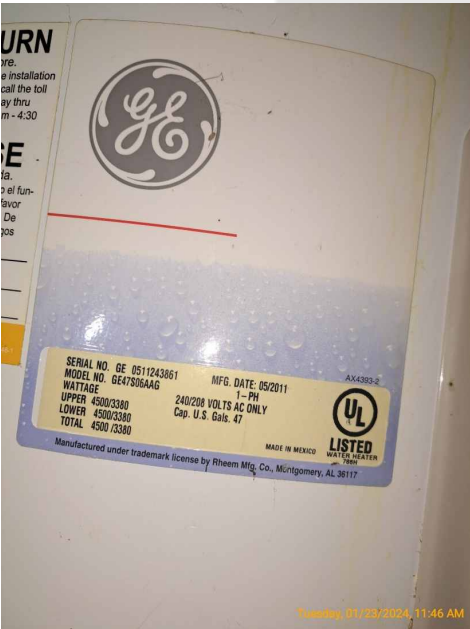


Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

24: Manufacturer: {Manufacturer1}



25: Location: in the crawl space



26: Energy source: Electricity

GENERAL COMMENT

27: This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

Exterior/Site/Ground

FOUNDATION

28: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. There are also uneven blocks on the top course of the perimeter wall in driveway side. monitor cracks for future movement. The home is supported by piers underneath the home. The block is not load bearing or structural. Repair of offset block would be for aesthetic purposes.



Bedroom

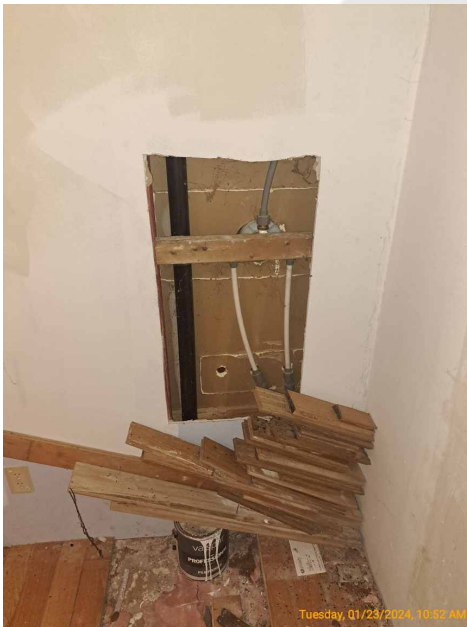
LIGHTS / FAN

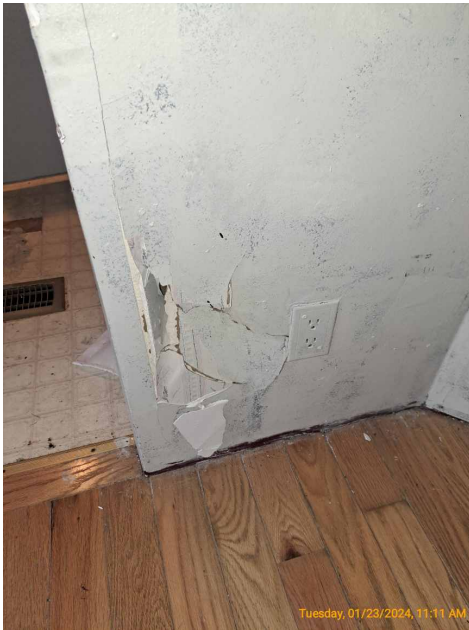
29: The {FillHere} light fixture is damaged. We recommend it be repaired or replaced.



WALLS

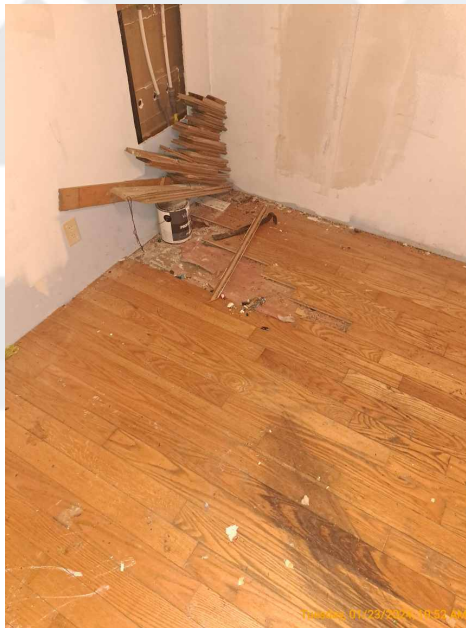
30: The walls are damaged at the back bedroom. We recommend repair or refinishing.

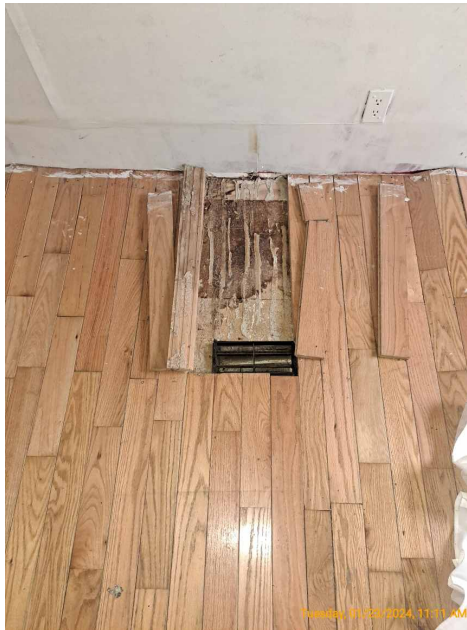




FLOOR

31: There is damaged/buckled flooring throughout house. We recommend the source of the damage be identified and corrected, and the surfaces then be prepared and refinished to restore appearances.





DOORS

32: One or more doors have removed in front bedroom closet.



WINDOWS

33: One or more panes of glass are broken in back bedroom. We recommend all broken glass be replaced.



GENERAL COMMENT

34: This area is in need of repair as noted above or in other sections of this report.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

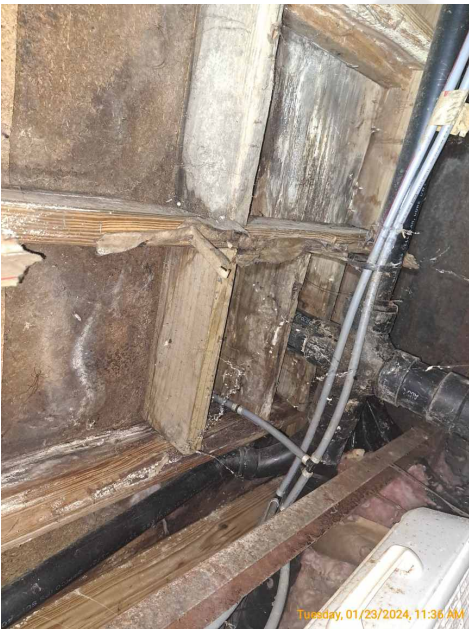
ACCESS

35: The crawl space is accessible from an exterior hatch under front deck.



SUBFLOORING

36: Generally, the subflooring is in good condition. However, the subfloor beneath the shower stall is damaged. We recommend the subflooring be repaired and all damaged material replaced.



37: Generally, the subflooring is in good condition. However, the subfloor beneath the washer is damaged. We recommend the subflooring be repaired and all damaged material replaced.



VAPOR BARRIER

38: There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.



PEST CONTROL

39: Rodents have been active in the past. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

40: Energy: Electric appliances only.





41: Ventilation: Exhaust ducted to the exterior



RECEPTACLES

42: There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



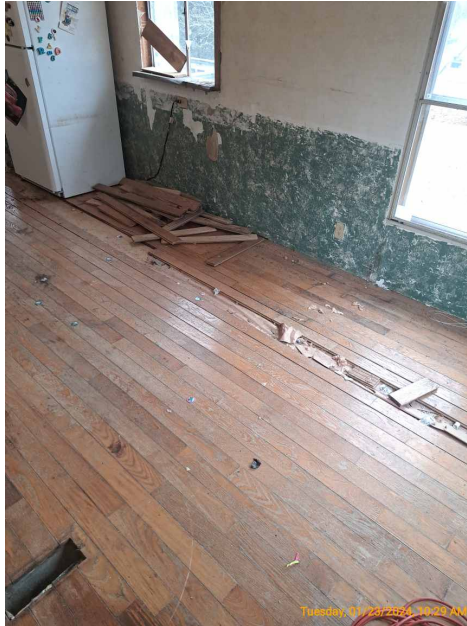
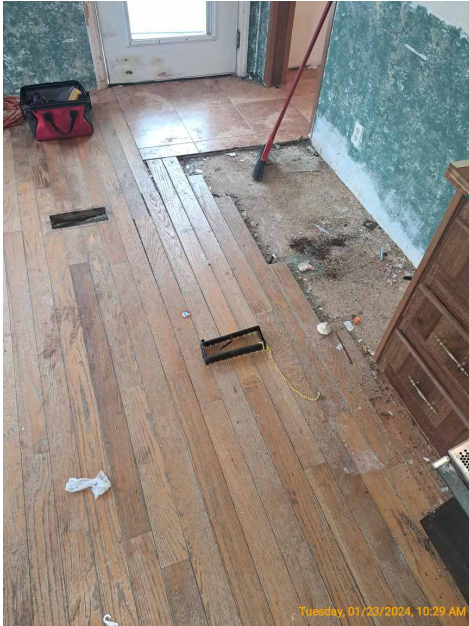
HEAT OUTLET

43: The heating outlet is damaged. We recommend it be replaced.



FLOOR

44: There is damaged/buckled flooring. We recommend the source of the damage be identified and corrected, and the surfaces then be prepared and refinished to restore appearances.



CABINETS

45: The cabinets are deteriorated/damaged. This would include loose hinges and/or track glides damaged drawers/doors and worn finish surfaces. We recommend they be repaired or replaced.



COUNTERTOPS

46: The countertop is a plastic laminate.



47: The countertop is damaged. We recommend it be replaced.



WINDOWS

48: One window is stuck or has been sealed shut and cannot be opened. We recommend repair to restore functional use.



GENERAL COMMENT

49: This area is in need of repair as noted above or in other sections of this report.



Living Room

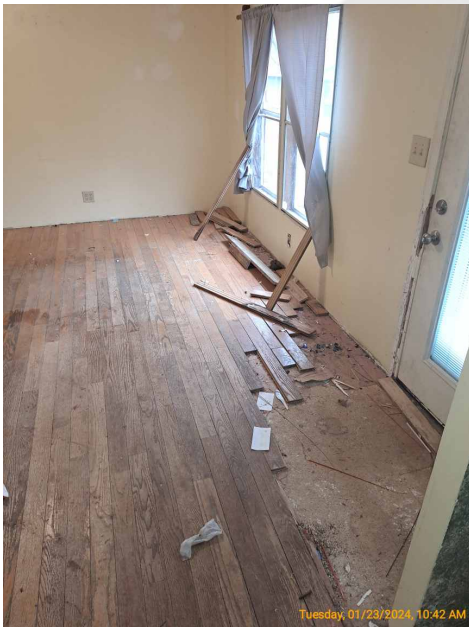
RECEPTACLES

50: A receptacle at the front door is damaged. We recommend it be replaced.



FLOOR

51: There is damaged/buckled flooring. We recommend repair/replacement



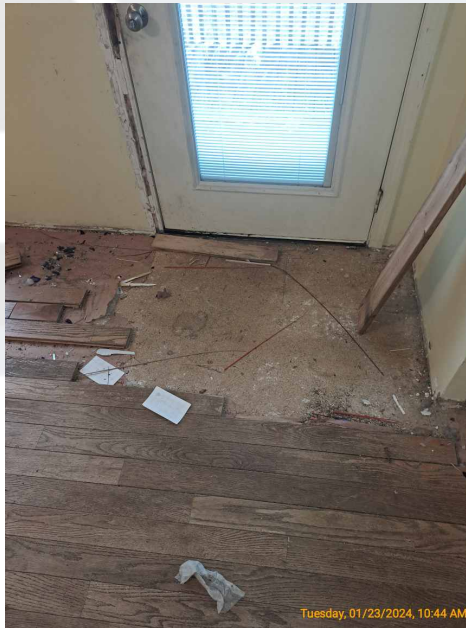
DOORS

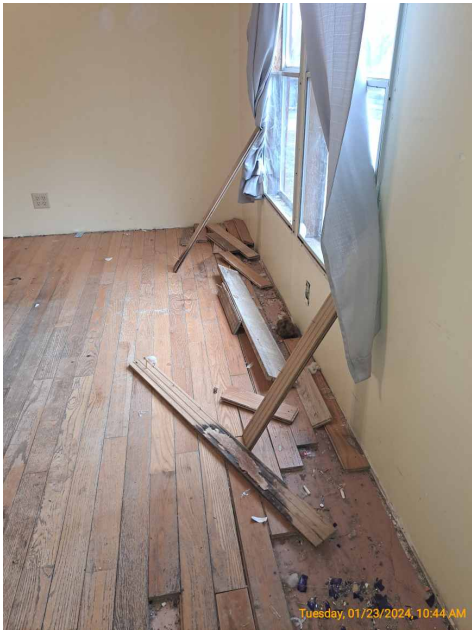
52: The front door frame is broken. We recommend it be replaced.



GENERAL COMMENT

53: This area is in need of repair as noted above or in other sections of this report.





Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION

PLUMBING

1: The domestic water supply main shut-off valve is located at manhole by the road.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.