



Inspection Report

Mahlian Carmichael
Steven Carmichael

Property Address:

38 Forest Knoll Dr
Weaverville NC 28787



Cameron Home Inspections LLC

Patrick Cameron 3720 NC
226 Martins Creek Rd
Barnardsville, NC 28709
860-961-3359

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GENERAL INFO

Property Address

38 Forest Knoll Dr
Weaverville NC 28787

Date of Inspection

6/25/2026

Report ID

20260625-38-Forest-Knoll-Dr

Customer(s)

Mahlian Carmichael
Steven Carmichael

Time of Inspection

08:15 AM

Real Estate Agent

Patton Cardwell

INSPECTION DETAILS

In Attendance:

Customer's agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

✓ RESULTS AT A GLANCE

89

✓ ITEMS INSPECTED

Total number in report.

40

📄 SUMMARY COMMENTS

Total number in report.

79

📷 PHOTOS

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: Architectural	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): Wood siding Metal Flue Pipe		

👁 ITEMS: ROOFING

1.0 ROOF COVERINGS

📄 REPAIR OR REPLACE

🏠

Some of the nail heads on the roof shingles along the ridge caps are exposed and need to be sealed with caulking or roofing tar. Failure to repair may lead to a roof leak. A qualified person should repair as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

1.1 FLASHINGS

✓ INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

✓ INSPECTED

The chimney metal crown has rust signs and may be in need of repair. Failure to repair will allow water to enter and shorten the life span of the chimney. Sometimes a coat of metal paint is all that is needed. A qualified chimney contractor should inspect further and repair or replace as needed.



1.2 Item 1 (Picture)

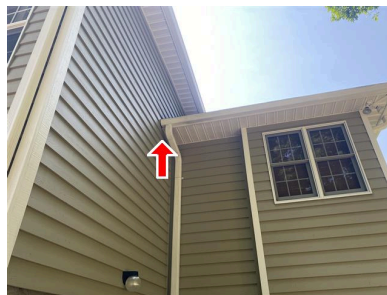
1.3 ROOF DRAINAGE SYSTEMS

📋 REPAIR OR REPLACE

- 🏠 (1) The gutter system is installed incorrectly at the rear of the home in one area and at the chimney chase. There should be a 1 inch gap between the gutter end cap and the siding, and kickout flashing should be installed to divert water away from the siding. Failure to repair may lead to deterioration of siding or water intrusion into the home. A qualified contractor should perform the work.



1.3 Item 1 (Picture)

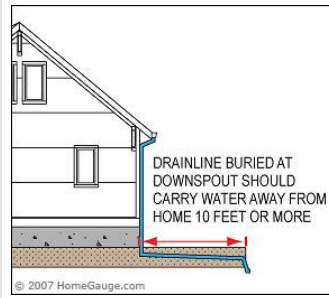


1.3 Item 2 (Picture)



1.3 Item 3 (Picture)

- 🏠 (2) Downspout is missing a buried drainpipe at the rear right corner of the home. Buried drainpipes should carry roof rain water away from the home at least 10 feet. Failure to repair may allow erosion or water penetration into the crawlspace. Repairs are needed by a qualified contractor.

**1.3 Item 4 (Picture)****1.3 Item 5 (Picture)**

- 🏠 (3) The gutter screens are missing next to the chimney and right side (facing front). If gutter screens are not properly in place leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair as needed.

**1.3 Item 6 (Picture)****1.3 Item 7 (Picture)**

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: Steel
Appurtenance: Sidewalk	Driveway: Concrete	

👁 ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

📋 REPAIR OR REPLACE

- 🏠 (1) The wood siding and trim at the chimney chase is deteriorated in several areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)

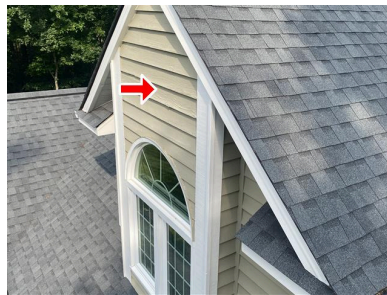


2.0 Item 7 (Picture)

 (2) The wood siding and trim at the upstairs front guest bedroom is deteriorated in a couple areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 8 (Picture)



2.0 Item 9 (Picture)

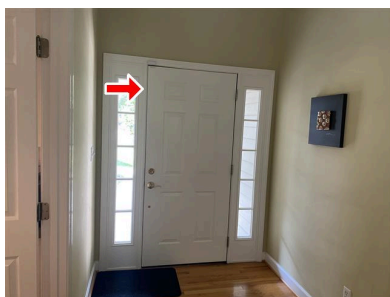


2.0 Item 10 (Picture)

2.1 DOORS (EXTERIOR)

 INSPECTED

 The main entry door rubs at jamb when closing. A repair or adjustment is needed. A qualified person should repair as needed.



2.1 Item 1 (Picture)

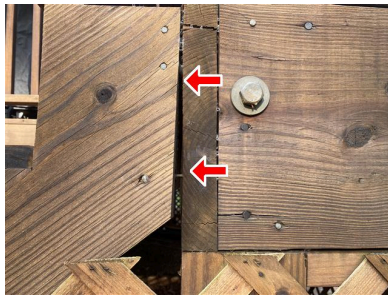
2.2 WINDOWS

✓ INSPECTED

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

📋 REPAIR OR REPLACE

- 🏠 (1) The stair stingers have nails pulling away from the band joist at the top of the rear deck. Adding joist hangers should ensure stability. A qualified person should perform the work.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

- 🏠 (2) The stairs under the deck at the rear of the home are missing risers. A fall or injury could occur if not corrected. A qualified contractor should repair as needed.



2.3 Item 3 (Picture)

- 🏠 (3) The guardrail on the front porch is slightly damaged (small carpenter bee damage). Further deterioration can occur if not repaired. A qualified person should perform the work.



2.3 Item 4 (Picture)

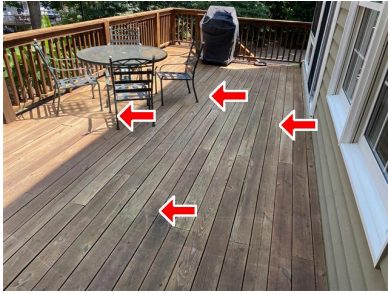


2.3 Item 5 (Picture)



2.3 Item 6 (Picture)

- 🏠 (4) Several of the deck boards on the rear deck are warped and/or raised at the end cuts. Further deterioration can occur if not repaired. A qualified contractor should repair as needed.



2.3 Item 7 (Picture)

- 🏠 (5) The deck was built enough below the living room sliding glass door to require a step. A fall or injury may occur if not installed. A qualified contractor should perform the work.



2.3 Item 8 (Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

2.5 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

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. GARAGE OR CARPORT

🔧 STYLES & MATERIALS: GARAGE OR CARPORT

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER

👁️ ITEMS: GARAGE OR CARPORT

3.0 GARAGE CEILINGS

✔ INSPECTED

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

✔ INSPECTED

3.2 GARAGE FLOOR

📋 REPAIR OR REPLACE

🏠 The concrete floor in the garage is cracked in areas. These cracks do not appear significant and seem typical. I recommend adding an approved concrete sealant to these areas to prevent chipping.

3.3 GARAGE DOOR (S)

📋 REPAIR OR REPLACE

🏠 The garage door reveals daylight where the weather-stripping is damaged a couple small areas. This can cause water or pest intrusion if not corrected. A qualified person should repair as needed.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

✔ INSPECTED

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

✓ INSPECTED

4. 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:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood T&G

Interior Doors:

Wood

Window Types:

Double-hung

Cabinetry:

Wood

ITEMS: INTERIORS

4.0 CEILINGS

 INSPECTED

4.1 WALLS

 INSPECTED

4.2 FLOORS

 INSPECTED

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

 INSPECTED

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

 INSPECTED

4.5 DOORS (REPRESENTATIVE NUMBER)

 REPAIR OR REPLACE

-  The entry door rubs at floor when closing at the laundry room. A repair or adjustment is needed. A qualified person should repair as needed.



4.5 Item 1 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

-  (1) One window will not stay up without a prop at the upstairs office. Repairs are needed. A qualified contractor should inspect and repair as needed.



4.6 Item 1 (Picture)

-  (2) One window is stuck or painted shut at the laundry room. This is a maintenance issue and is for your information. A qualified person should repair as needed.

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.

🏠 5. 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 Partially visible	Method used to observe Crawlspce: No crawlspace	Floor Structure: Not visible
Wall Structure: Not Visible	Columns or Piers: Not visible.	Ceiling Structure: 2X4 Partially visible
Roof Structure: Engineered wood trusses	Roof-Type: Gable Hip	Method used to observe attic: Crawled
Attic info: Scuttle hole		

👁️ ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

✔️ INSPECTED

5.1 WALLS (STRUCTURAL)

✔️ NOT INSPECTED

5.2 COLUMNS OR PIERS

✔️ NOT INSPECTED

5.3 FLOORS (STRUCTURAL)

✔️ NOT INSPECTED

5.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

5.5 ROOF STRUCTURE AND ATTIC

☑ 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.

 6. 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

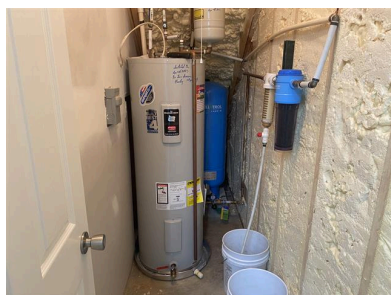
Water Source: Well	Water Filters: Sediment filter	Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): Copper POLY Partially Visible	Plumbing Waste: PVC Partially visible	Washer Drain Size: Not visible
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Age of Water Heater: 2023
Manufacturer: BRADFORD-WHITE		

 ITEMS: PLUMBING SYSTEM

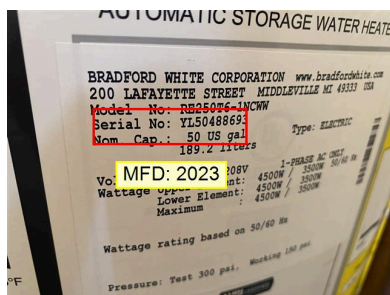
6.0 LOCATION OF WATER HEATER

 INSPECTED

The water heater is located at the basement utility closet. This is for your information.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

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

✓ INSPECTED

Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP, WHICH CAN RESULT IN SERIOUS INJURY AND/OR SEVERE PROPERTY DAMAGE.

6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

📋 INSPECTED

- 🏠 The plumbing waste line drains slowly which may be partially clogged at the downstairs guest bathroom sink on the right. Repairs are needed. A qualified person should repair as necessary.



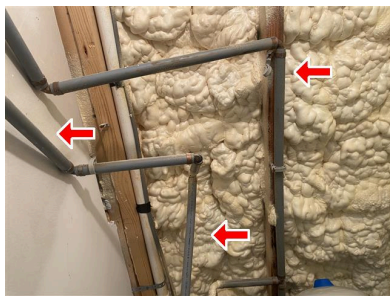
6.2 Item 1 (Picture)

6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

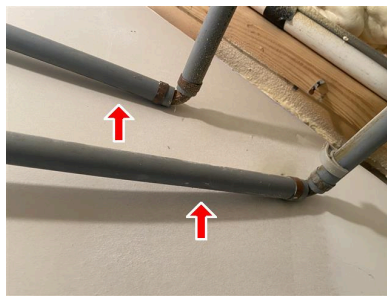
📋 REPAIR OR REPLACE

- 🏠 (1) Polybutylene plastic plumbing supply lines (PB) are installed in the basement utility closet above the water heater and under the kitchen sink and some of the bathrooms. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years (copper used on this house) have apparently reduced the failure rate. Although there were no leaks, a licensed plumber should inspect these areas to determine if any

repairs are necessary at this time.



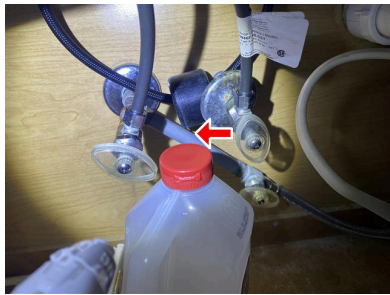
6.3 Item 1 (Picture)



6.3 Item 2 (Picture)



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)



(2) The outside water faucet is loose (missing screws), and needs securing to wall at the rear of the home. This is a small repair. A qualified person should repair as necessary.



6.3 Item 5 (Picture)



(3) The sink faucet handle on the left is loose (missing screw) at the upstairs bathroom. Repairing this problem now may prevent a future leak. A qualified person should repair as necessary.



6.3 Item 6 (Picture)

(4) The water filter is very dirty which indicates the filter needs to be changed. Failure to replace dirty filters can lead to lower water pressure, leaks, as well as other costly repairs. A qualified person should replace as needed.

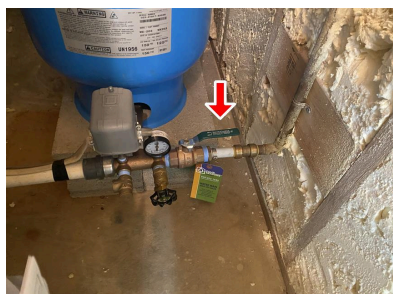


6.3 Item 7 (Picture)

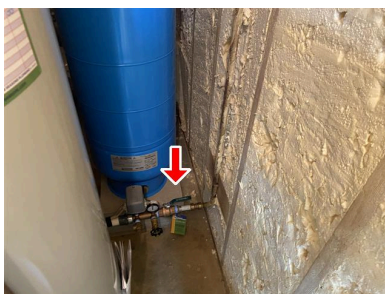
6.4 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

✓ INSPECTED

The main water shut-off is the green lever located in the basement at the pressure tank. This is for your information.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)

6.5 SUMP OR EJECTOR PUMP

✓ INSPECTED

I was unable to visually inspect the ejector pump due to wood paneling screwed shut around it in the downstairs bathroom closet. No leaks were detected at the surrounding areas and it appeared to be working properly during inspection. This is for your information.



6.5 Item 1 (Picture)

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.

🏠 7. 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: SIEMENS GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

👁️ ITEMS: ELECTRICAL SYSTEM

7.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

✅ INSPECTED

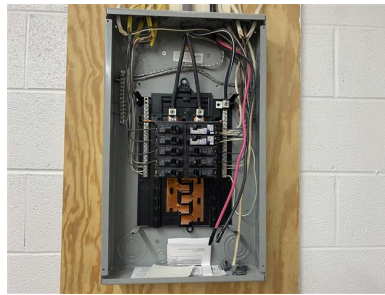
(1) The main panel box is located at the garage. This is for your information.



(2) The sub panel box is located at the basement.



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)

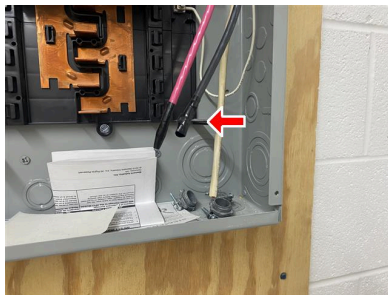
7.1 SERVICE ENTRANCE CONDUCTORS

✓ INSPECTED

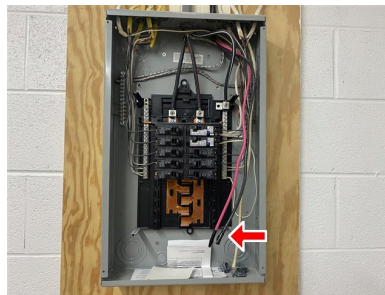
7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

🔧 REPAIR OR REPLACE

- 🏠 (1) Uncapped conductors are present inside the basement sub panel. All unused conductors inside electrical panels should be capped or removed for safety (live or not). Repairs are needed by a licensed electrician.

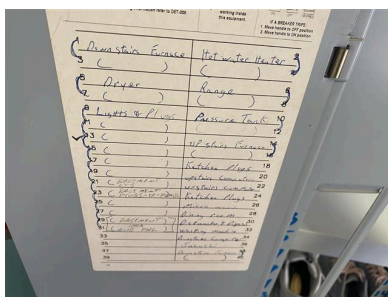


7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

- 🏠 (2) Screw(s) are missing from the main circuit panel cover. All screws must be present to ensure a proper seal of this panel. This is a fire safety concern.
- 🏠 (3) Some labels are present, but some are missing or confusing. I recommend correcting for safety reasons by a licensed electrician.



7.2 Item 3 (Picture)

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

-  There are conductors exposed inside the kitchen island. These conductors are susceptible to damage. All electrical conductors must be concealed behind finished spaces or installed inside of protective conduit. All electrical repairs are hazardous until fixed. I recommend repair by a licensed electrician.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

7.4 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) All electrical items noted in this report where inspector recommends repairs are considered a hazard until repaired because they increase the risk of a fire or electrical shock. All electrical items noted in this report should be evaluated and repaired by a NC licensed electrical contractor.

-  (2) One of the fluorescent light fixtures does not work (try replacing bulb first) at the garage. This is for your information. I recommend repair as needed.



7.4 Item 1 (Picture)

- 🏠 (3) The light fixture does not work (try replacing bulb first) at the master bathroom above the tub area. This is for your information. I recommend repair as needed.



7.4 Item 2 (Picture)

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

📋 REPAIR OR REPLACE

- 🏠 (1) One GFCI (Ground Fault Circuit Interrupter) outlet at the rear of the home did not work (possible defective outlet) or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)

- 🏠 (2) The exterior light fixture does not work (try replacing bulb first) above the basement side entry door. This is for your information. I recommend repair as needed.



7.5 Item 3 (Picture)

- (3) Some of the exterior flood light fixtures do not work or I was unable to locate a switch. I recommend asking the seller first if there are switches that I may have not discovered.. If still unknown, replace bulbs or contact a licensed electrician to repair as needed.

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

✓ INSPECTED

7.7 SMOKE DETECTORS

📋 REPAIR OR REPLACE

- 🏠 The smoke detectors are inoperable or old throughout the home. Without working smoke detectors in your home you have no first alert to a possible fire. A qualified person should replace as needed.

7.8 CARBON MONOXIDE DETECTORS

📋 REPAIR OR REPLACE

- 🏠 There is no working carbon monoxide detector found in the home (only one in the basement that was not working when tested). It is recommended that one be installed on each floor according to the manufacturer's instructions.



7.8 Item 1 (Picture)

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.

🏠 8. 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)	Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: BRYANT GOODMAN	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x20 21x23	Types of Fireplaces: Solid Fuel	Operable Fireplaces: One
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Central Air Manufacturer: BRYANT GOODMAN	Number of AC Only Units: Two

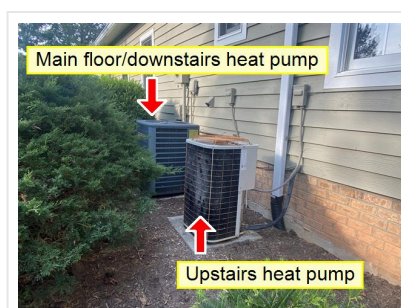
👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 MANUFACTURE DATES OF HVAC SYSTEM OR SYSTEMS

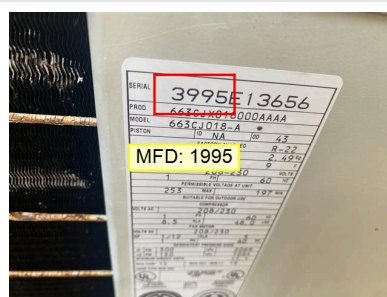
✔ INSPECTED

Manufacture dates for HVAC system (see photos). This is for your information.

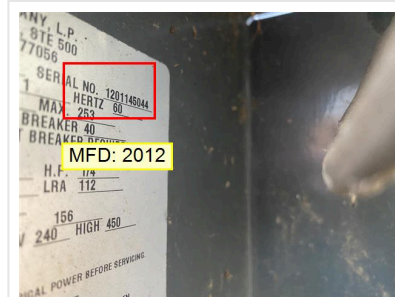
North Carolina Home Inspectors are not allowed to determine the life expectancy of any system or component of the home.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

8.1 HEATING EQUIPMENT

☑ NOT INSPECTED

I did not operate the heat pumps in heating mode because of higher temperatures during the inspection period (could damage units). This is for your information. See item 8.9 for comments concerning the heat pump inspections in cool mode.

8.2 NORMAL OPERATING CONTROLS

☑ NOT INSPECTED

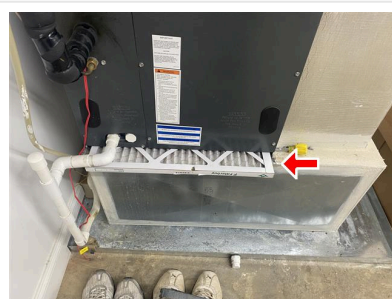
8.3 AUTOMATIC SAFETY CONTROLS

☑ NOT INSPECTED

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

📋 REPAIR OR REPLACE

(1) The return air filter for the main floor/downstairs unit is located in the basement (at the air handler). The filter is clean (no need to replace currently). Check this filter for replacement every 90 days. Failure to keep this filter changed can shorten the life span of the HVAC unit.



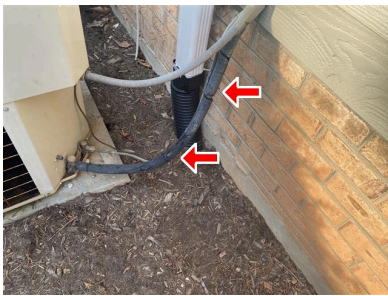
8.4 Item 1 (Picture)

- 🏠 (2) The condensation pipe for the main HVAC system is not extended to an approved distance from the foundation. This pipe is allowing moisture to reach the foundation wall. Have a qualified contractor extend this pipe to an approved distance.



8.4 Item 2 (Picture)

- 🏠 (3) The insulation found on the refrigerant pipe at the outdoor compressor unit (upstairs unit) does not completely cover the pipe. This insulation must remain intact, completely cover the refrigerant pipe and remain undamaged. Have a qualified contractor repair this insulation.

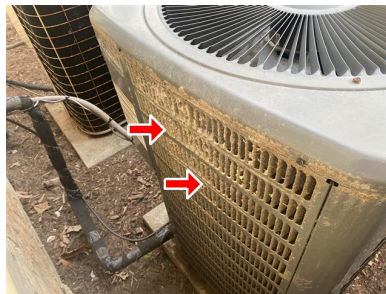


8.4 Item 3 (Picture)

- 🏠 (4) The metal fins on the condenser unit (main unit) outside are clogged in areas due to excessive dryer lint blowing on it. This restricts proper air flow when in operation. A licensed HVAC contractor should inspect further and repair as needed.



8.4 Item 4 (Picture)



8.4 Item 5 (Picture)

-  (5) The air handler inside the attic had a drip pan installed under the evaporator but I did not see a sensor installed that would automatically shut the unit off in the case of a leak. Failure to repair would allow damage to surrounding building materials if a leak occurred. The pan is also filled with insulation or other debris which can clog the overflow pan drain in the event of a leak. Repair is needed by a licensed HVAC contractor.



8.4 Item 6 (Picture)

-  (6) The return air filter for the upstairs unit is located at the upstairs hallway ceiling. The filter is dirty and needs replaced. Check this filter for replacement every 90 days. Failure to keep this filter changed can shorten the life span of the HVAC unit.



8.4 Item 7 (Picture)

8.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

 NOT INSPECTED

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

 REPAIR OR REPLACE

-  The metal liner in chimney for fireplace at the living room has build-up of creosote (can cause chimney fire). If creosote is not cleaned a chimney or house fire could result. A qualified chimney sweep should inspect and repair as needed.



8.6 Item 1 (Picture)

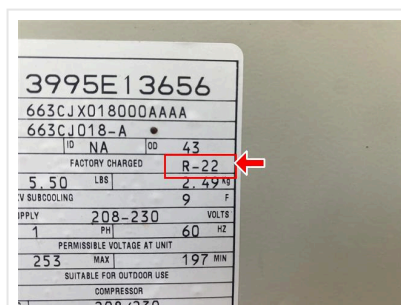
8.7 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

✓ INSPECTED

8.8 COOLING AND AIR HANDLER EQUIPMENT

📄 REPAIR OR REPLACE

- 🏠 (1) The upstairs HVAC system uses the older style R-22 Freon. Due to it's harmful effects on the environment, R-22 is no longer being manufactured or imported into the U.S. It is advised that repairs and maintenance to the HVAC systems may become increasingly expensive as the available supply of R-22 diminishes. For this reason, a licensed HVAC contractor should inspect further to give replacement options.



8.8 Item 1 (Picture)

- 🏠 (2) The HVAC system is very old (original, 31 years old) and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your HVAC system will last before a replacement is necessary. Due to the age of the system I recommend a licensed HVAC contractor inspect further to determine if this system needs replacement.



8.8 Item 2 (Picture)

(3) The ambient air test was performed by using thermometers on the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit (**upstairs unit**) is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

(4) The ambient air test was performed by using thermometers on the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit (**main floor/downstairs unit**) is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

8.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

8.10 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.

 9. 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: Blown	Ventilation: Ridge vents	Exhaust Fans: Fan with light
Dryer Power Source: 220 Electric	Dryer Vent: Flexible Metal	Floor System Insulation: Not visible

 ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

 INSPECTED

9.1 INSULATION UNDER FLOOR SYSTEM

 NOT INSPECTED

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

 INSPECTED

9.3 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

 REPAIR OR REPLACE

-  The dryer vent piping has excessive lint at the outside vent cover which may indicate either a clogged vent pipe. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)

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.

🏠 10. 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

Dishwasher Brand: BOSCH	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: VENTED
Range/Oven: FRIGIDAIRE		

👁️ ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

✔️ INSPECTED

10.1 RANGES/OVENS/COOKTOPS

✔️ INSPECTED

The glass cooktop is scratched and/or stained at the front burners but is still functional. It is not cost effective to replace the glass. This is for your information.



10.1 Item 1 (Picture)

10.2 RANGE HOOD

✔️ INSPECTED

10.3 FOOD WASTE DISPOSER

✔️ 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



Cameron Home Inspections LLC
226 Martins Creek Rd
Barnardsville, NC 28709
860-961-3359

Customer

Mahlian Carmichael
Steven Carmichael

Address

38 Forest Knoll Dr
Weaverville NC 28787

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

Some of the nail heads on the roof shingles along the ridge caps are exposed and need to be sealed with caulking or roofing tar. Failure to repair may lead to a roof leak. A qualified person should repair as needed.

1.3 ROOF DRAINAGE SYSTEMS

REPAIR OR REPLACE

(1) The gutter system is installed incorrectly at the rear of the home in one area and at the chimney chase.

There should be a 1 inch gap between the gutter end cap and the siding, and kickout flashing should be installed to divert water away from the siding. Failure to repair may lead to deterioration of siding or water intrusion into the home. A qualified contractor should perform the work.

(2) Downspout is missing a buried drainpipe at the rear right corner of the home. Buried drainpipes should carry roof rain water away from the home at least 10 feet. Failure to repair may allow erosion or water penetration into the crawlspace. Repairs are needed by a qualified contractor.

(3) The gutter screens are missing next to the chimney and right side (facing front). If gutter screens are not properly in place leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair as needed.

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

(1) The wood siding and trim at the chimney chase is deteriorated in several areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

(2) The wood siding and trim at the upstairs front guest bedroom is deteriorated in a couple areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

2.1 DOORS (EXTERIOR)

INSPECTED

The main entry door rubs at jamb when closing. A repair or adjustment is needed. A qualified person should repair as needed.

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

REPAIR OR REPLACE

(1) The stair stingers have nails pulling away from the band joist at the top of the rear deck. Adding joist hangers should ensure stability. A qualified person should perform the work.

(2) The stairs under the deck at the rear of the home are missing risers. A fall or injury could occur if not corrected. A qualified contractor should repair as needed.

(3) The guardrail on the front porch is slightly damaged (small carpenter bee damage). Further deterioration can occur if not repaired. A qualified person should perform the work.

(4) Several of the deck boards on the rear deck are warped and/or raised at the end cuts. Further deterioration can occur if not repaired. A qualified contractor should repair as needed.

(5) The deck was built enough below the living room sliding glass door to require a step. A fall or injury may occur if not installed. A qualified contractor should perform the work.

3. GARAGE OR CARPORT

3.2 GARAGE FLOOR

REPAIR OR REPLACE

The concrete floor in the garage is cracked in areas. These cracks do not appear significant and seem typical. I recommend adding an approved concrete sealant to these areas to prevent chipping.

3.3 GARAGE DOOR (S)

REPAIR OR REPLACE

The garage door reveals daylight where the weather-stripping is damaged a couple small areas. This can cause water or pest intrusion if not corrected. A qualified person should repair as needed.

4. INTERIORS

4.5 DOORS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

The entry door rubs at floor when closing at the laundry room. A repair or adjustment is needed. A qualified person should repair as needed.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) One window will not stay up without a prop at the upstairs office. Repairs are needed. A qualified contractor should inspect and repair as needed.

(2) One window is stuck or painted shut at the laundry room. This is a maintenance issue and is for your information. A qualified person should repair as needed.

6. PLUMBING SYSTEM

6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

The plumbing waste line drains slowly which may be partially clogged at the downstairs guest bathroom sink on the right. Repairs are needed. A qualified person should repair as necessary.

6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

REPAIR OR REPLACE

(1) Polybutylene plastic plumbing supply lines (PB) are installed in the basement utility closet above the water heater and under the kitchen sink and some of the bathrooms. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years (copper used on this house) have apparently reduced the failure rate. Although there were no leaks, a licensed plumber should inspect these areas to determine if any repairs are necessary at this time.

(2) The outside water faucet is loose (missing screws), and needs securing to wall at the rear of the home. This is a small repair. A qualified person should repair as necessary.

(3) The sink faucet handle on the left is loose (missing screw) at the upstairs bathroom. Repairing this problem

now may prevent a future leak. A qualified person should repair as necessary.

7. ELECTRICAL SYSTEM

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

REPAIR OR REPLACE

(1) Uncapped conductors are present inside the basement sub panel. All unused conductors inside electrical panels should be capped or removed for safety (live or not). Repairs are needed by a licensed electrician.

(2) Screw(s) are missing from the main circuit panel cover. All screws must be present to ensure a proper seal of this panel. This is a fire safety concern.

(3) Some labels are present, but some are missing or confusing. I recommend correcting for safety reasons by a licensed electrician.

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

There are conductors exposed inside the kitchen island. These conductors are susceptible to damage. All electrical conductors must be concealed behind finished spaces or installed inside of protective conduit. All electrical repairs are hazardous until fixed. I recommend repair by a licensed electrician.

7.4 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

(2) One of the fluorescent light fixtures does not work (try replacing bulb first) at the garage. This is for your information. I recommend repair as needed.

(3) The light fixture does not work (try replacing bulb first) at the master bathroom above the tub area. This is for your information. I recommend repair as needed.

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

REPAIR OR REPLACE

(1) One GFCI (Ground Fault Circuit Interrupter) outlet at the rear of the home did not work (possible defective outlet) or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

(2) The exterior light fixture does not work (try replacing bulb first) above the basement side entry door. This is for your information. I recommend repair as needed.

7.7 SMOKE DETECTORS

REPAIR OR REPLACE

The smoke detectors are inoperable or old throughout the home. Without working smoke detectors in your

home you have no first alert to a possible fire. A qualified person should replace as needed.

7.8 CARBON MONOXIDE DETECTORS

REPAIR OR REPLACE

There is no working carbon monoxide detector found in the home (only one in the basement that was not working when tested). It is recommended that one be installed on each floor according to the manufacturer's instructions.

8. HEATING / CENTRAL AIR CONDITIONING

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

REPAIR OR REPLACE

(2) The condensation pipe for the main HVAC system is not extended to an approved distance from the foundation. This pipe is allowing moisture to reach the foundation wall. Have a qualified contractor extend this pipe to an approved distance.

(3) The insulation found on the refrigerant pipe at the outdoor compressor unit (upstairs unit) does not completely cover the pipe. This insulation must remain intact, completely cover the refrigerant pipe and remain undamaged. Have a qualified contractor repair this insulation.

(4) The metal fins on the condenser unit (main unit) outside are clogged in areas due to excessive dryer lint blowing on it. This restricts proper air flow when in operation. A licensed HVAC contractor should inspect further and repair as needed.

(5) The air handler inside the attic had a drip pan installed under the evaporator but I did not see a sensor installed that would automatically shut the unit off in the case of a leak. Failure to repair would allow damage to surrounding building materials if a leak occurred. The pan is also filled with insulation or other debris which can clog the overflow pan drain in the event of a leak. Repair is needed by a licensed HVAC contractor.

(6) The return air filter for the upstairs unit is located at the upstairs hallway ceiling. The filter is dirty and needs replaced. Check this filter for replacement every 90 days. Failure to keep this filter changed can shorten the life span of the HVAC unit.

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

REPAIR OR REPLACE

The metal liner in chimney for fireplace at the living room has build-up of creosote (can cause chimney fire). If creosote is not cleaned a chimney or house fire could result. A qualified chimney sweep should inspect and repair as needed.

8.8 COOLING AND AIR HANDLER EQUIPMENT

REPAIR OR REPLACE

(1) The upstairs HVAC system uses the older style R-22 Freon. Due to it's harmful effects on the environment, R-22 is no longer being manufactured or imported into the U.S. It is advised that repairs and maintenance to the HVAC systems may become increasingly expensive as the available supply of R-22 diminishes. For this reason, a licensed HVAC contractor should inspect further to give replacement options.

(2) The HVAC system is very old (original, 31 years old) and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your HVAC system will last before a replacement is necessary. Due to the age of the system I recommend a licensed HVAC contractor inspect further to determine if this system needs replacement.

9. INSULATION AND VENTILATION

9.3 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

🔧 REPAIR OR REPLACE

The dryer vent piping has excessive lint at the outside vent cover which may indicate either a clogged vent pipe. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

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

Cameron Home Inspections LLC
226 Martins Creek Rd
Barnardsville, NC 28709
860-961-3359
Inspected By: Patrick Cameron 3720

Inspection Date: 6/25/2026
Report ID: 20260625-38-Forest-Knoll-Dr

Customer Info:	Inspection Property:
Mahlian Carmichael Steven Carmichael Customer's Real Estate Professional: Patton Cardwell	38 Forest Knoll Dr Weaverville NC 28787

Inspection Fee:

Service	Price	Amount	Sub-Total
Septic inspection with pump	925.00	1	925.00
3,000 - 3,500 sq. ft.	475.00	1	475.00
Well Inspection	425.00	1	425.00
Wood Destroying Insect (termite) Inspection and State Certificate Issue (home over 3000 sq ft)	170.00	1	170.00
Radon Test (w/ complete inspection)	140.00	1	140.00

Tax \$0.00
Total Price \$2135.00

Payment Method: Credit Card
Payment Status: Paid
Note: Paid by credit card prior to inspection. Thank you for your business! Cameron Home Inspections