



BEAUMONT INSPECTIONS, LLC. WESTERN NORTH CAROLINA

inspections@beaumonti.com
<http://www.beaumonti.com>



RESIDENTIAL REPORT

Hendersonville , NC 28739



Inspector

John Beaumont

Certified InterNACHI Home Inspector, Licensed in
North Carolina

(828) 844-0397

inspections@beaumonti.com

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SUMMARY



42

ITEMS INSPECTED



11

RECOMMENDATION



4

SAFETY HAZARD

- ⊖ 2.2.1 Site Layout - Vegetation: Vegetation too Close to Structure
- ⊖ 2.3.1 Site Layout - Walkways & Driveways: Walkway Root Damage
- ⊖ 3.1.1 Exterior - Brick Veneer: Paint Flaking
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- ⊖ 3.3.1 Exterior - Window: Missing Screen
- ⊖ 3.4.1 Exterior - Covered Porches: Evidence of Ponding
- ⊖ 3.4.2 Exterior - Covered Porches: Handrail Rusting
- ⊖ 5.2.1 Interior - Floors: Original Hardwood Floor
- ⊖ 5.2.2 Interior - Floors: Hardwood Floors Refinished
- ⚠ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve Discharge Not Visible
- ⚠ 7.2.1 Electrical - Panels And Breakers: AFCI Breaker Does Not Trip
- ⚠ 7.4.1 Electrical - Fixtures, Switches & Receptacles: Floor Outlet Broken
- ⊖ 9.1.1 Appliances - Dishwasher: High Loop Not Observed
- ⚠ 9.4.1 Appliances - Range: Exhaust Duct Terminates in Cabinet
- ⊖ 10.1.1 Life Safety - General: Extinguisher Suggested

1: INSPECTION DETAILS

Information

In Attendance

Listing Agent

Weather Conditions

Clear, Dry, Sunny

Temperature

74 Fahrenheit (F)

Type of Occupancy

Condominium / Townhouse

Occupancy Status

Vacant

Inspection Method

Visual, Thermal, Moisture Meter,
GFCI/ AFCI Fault Tester,
Combustable Gas Sensor, Laser
Thermometer

Inspected Conditioned Spaces

Hall 1, Great Room, Coat Closet, Kitchen, Laundry Room, Bathroom-1, Bedroom-1, Closet-1, Bedroom-2, Closet-2, Hall Bathroom, Breakfast Niche

Spaces that typically receive conditioned air. This property may vary. See Report.

Residence Built Pre-1961 Lead Disclosure

It should be noted that structures built prior 1961 are very likely to contain painted surfaces with lead additives. It is suggested that a lead paint technician be engaged to determine if lead paint is present. It has been found that lead has a negative health effect on children and some adults.

Limitations

Background

FINISHED SPACES ABOVE & BELOW BY OTHERS

Finish condominium spaces above and below share common structural floor and ceilings with this unit. As a result, all observations of the building must be made primarily from the subject space outward. The inspection is therefore limited to the observable information from within the unit.

Background

MULTI STORY BRICK VENEER CONSTRUCTION

Natural fired brick veneer, in painted. Flashing and moisture control measures are beneath the exposed finish surface and are not observable. The presence of weeps or wicks are the only visible signs of moisture control in a masonry wall. They should be visible at a regular interval along the base of the veneer course, above finish grade. Due to the height of the veneer, it is not possible to inspect all weep locations in a standard home inspection. The exterior veneer of a multistory structure should be evaluated by a qualified masonry contractor.

2: SITE LAYOUT

Information

Type Of Parking

Off Street Parking, Surface

Estimated Number Of Parking Spots

14

Site Ingress and Egress

Adjacent To Road

Site Drainage: Open Water Source Near By

None

Site Drainage: Site Topography

Higher Ground than Surroundings

Site Drainage: General Solar Exposure

Western Exposure

Site Drainage: Storm Water Drainage

Storm Drains

Walkways & Driveways: Driveway Material

Asphalt

Walkways & Driveways: Walkway Material

Concrete, Stone

Walkways & Driveways: Photos

Entry Walk





Observations

2.2.1 Vegetation

VEGETATION TOO CLOSE TO STRUCTURE



Recommendation

Trees and or bushes are growing too close or are in contact with the exterior of the structure. Vegetation that is too close to the building can trap moisture and prevent adequate ventilation. Lack of air circulation can encourage the development of biological growth that can accelerated the rate of damage. A qualified landscape contractor should be consulted to remove excessive vegetation.

Recommendation

Contact a qualified landscaping contractor



2.3.1 Walkways & Driveways

WALKWAY ROOT DAMAGE

BUILDING ENTRY

A section of the front concrete steps and brick side walls have settled uneven with the rest of the structure. This creates a source of water infiltration into the brick veneer. Recommend a qualified masonry contractor further evaluate to determine the best way to level the walkway and fix the brick mortar.

Recommendation

Contact a qualified concrete contractor.



Recommendation



Entry Steps to Building Left Side

3: EXTERIOR

Information

Inspection Method Visual, Walking Perimeter	Brick Veneer: Brick Bond Style Stretcher Bond, Stack Bond	Door: Exterior Door Types Solid Wood Door, Thermal Aluminum Clad French Door, Sidelites
Door: Manufacturer Unknown	Door: Material Type Aluminum Clad	Window: Window Type Casement, Thermal Aluminum Clad, Tilt
Window: Manufacturer Unknown	Covered Porches: Exterior Spaces At Residence Covered Porch	Covered Porches: Finished Floor Material Tile

Limitations

Brick Veneer

MASONRY VENEER CONSTRUCTION

Flashing is a hidden component in a masonry veneer exterior wall finish system.

Observations

3.1.1 Brick Veneer


PAINT FLAKING

COVERED PORCH HEADERS AT LINTELS

Peeling paint will lead to moisture issues on exterior wood trim. A qualified painter should evaluate the caulk and sealant as well as the level of damage wood trim has sustained due to exposure.

Recommendation

Contact a qualified professional.

 Recommendation

3.1.2 Brick Veneer

STEEL LINTEL RUSTING

COVERED PORCHES

Water penetration at the brick veneer over the exterior porch openings are showing rusted delaminating of the steel. A thicker portion of grout is visible in the middle and may be an indication of a previous patch. A qualified masonry contractor should be retained to determine repair steps.

Recommendation

Contact a qualified masonry professional.



3.3.1 Window

MISSING SCREEN

MASTER CLOSET WINDOW

A window is missing an insect screen. Recommend replacement.



Master Bedroom Closet Screen Missing

3.4.1 Covered Porches

 Recommendation

EVIDENCE OF PONDING

Biological growth on the exposed tile is evidence of water ponding on the finish surface of the porch causing discoloration. Frequent maintenance may be required. Exterior conditions should be monitored under storm conditions.



Signs of Ponding

3.4.2 Covered Porches

 Recommendation

HANDRAIL RUSTING

Steel Alloy Graspable Handrail is rusting where one would grab it. It has de-laminated the steel enough to create a cut hazard. Recommend a qualified metal handrail contractor evaluate to repair or replace. Rust will eventually destroy the stability of metal handrails.

Recommendation

Contact a qualified professional.



4: CLIMATE CONTROL

Information

General: Equipment Identified

Condenser, Electric Furnace, Gas
Water Heater, Gas Ventless
Fireplace, Forced Air

General: Configuration

Central Heat And Air
Conditioning

General: Ductwork

Inaccessible, Rigid Metal Duct,
Corrugated Flex Duct, Insualted

General: Condenser Type

Air Conditioner - Split Central
Distribution System

**Operating Controls: Location of
Thermostat**

Hallway

**Operating Controls: Manufacturer
of Thermostat**

Unknown

**Operating Controls: Model
Number of Thermostat**

Unknown

**Distribution and Return Systems:
Ductwork**

Inaccessible

**Distribution and Return Systems:
Return Grille in Hallway****Heating Equipment: Furnace Type**

Electrical Resistance
Fuel Type for Furnace

**Heating Equipment:
Manufacturer**

Trane

**Heating Equipment: Date of
Manufacture**

2009-02-01

**Heating Equipment: Model/ Serial
Number**

BAYHTR1410+++ 000,BRK, PDC

**Heating Equipment: Energy
Source**

Electrical Resistance

Cooling Equipment: Manufacturer

Trane

**Cooling Equipment: Model/ Serial
Number**

4TEE3F40B1000AA sn:90735XH2V

**Cooling Equipment: Manufacture
Date**

2009-02-01

**Cooling Equipment: Energy
Source/Type**

Electric

Cooling Equipment: Location

Commuter Hall

**Cooling Equipment: Condenser
Model Number**

Unknown

**Cooling Equipment: Date of
Manufactur**

Unknown

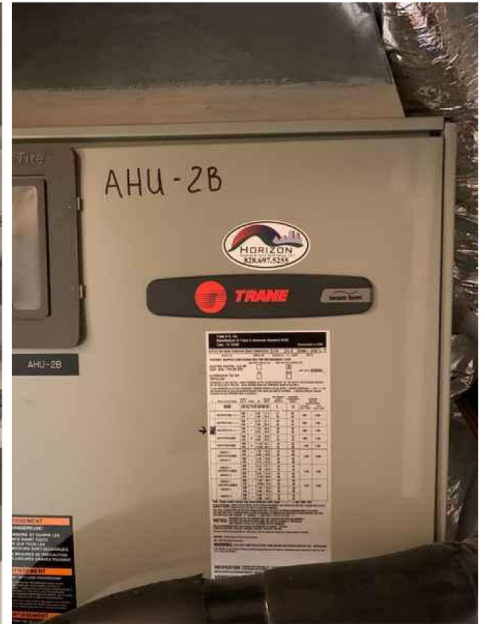
Serial Number of Unit

Heating Equipment: Heated Spaces

Hall 1, Living Room, Coat Closet, Kitchen, Laundry Room, Bathroom-1, Bedroom-1, Closet-1, Breakfast
Niche, Bedroom-2, Closet-2, Hall Bathroom

Spaces that typically receive conditioned air. This property may vary. See Report.

Heating Equipment: Photos



Cooling Equipment: Conditioned Spaces

Hall 1, Living Room, Coat Closet, Kitchen, Laundry Room, Bathroom-1, Bedroom-1, Closet-1, Breakfast Niche, Bedroom-2, Closet-2, Hall Bathroom

Spaces that typically receive conditioned air. This property may vary. See Report.

Limitations

Cooling Equipment

COMPRESSOR ON ROOF NOT IDENTIFIED

ROOF OF PENTHOUSE UNIT

Compressor Unit on Roof was not identified. There are at least 6 matching units of the size required by the air handler in unit 2B. Recommend a qualified Heating & Cooling contractor evaluate the system and its components,

5: INTERIOR

Information

Doors: Interior Door Types

Solid Wood Door, Wood Door
With Window, 2-Panel

Doors: Manufacturer

Unknown

Floors: Floor Coverings

Hardwood, Tile

Walls: Wall Material

Gypsum Board, Plaster

Ceilings: Ceiling Material

Gypsum Board, Textured

**Countertops & Cabinets:
Cabinetry**

Wood

Countertops & Cabinets:**Countertop Material**

Natural Solid Stone

Observations

5.2.1 Floors

 Recommendation

ORIGINAL HARDWOOD FLOOR

Original hardwood floor. Older constructed homes will settle over time due to many factors. Subtle humps. Small cracks between boards, and general creeping can be expected.

5.2.2 Floors

 Recommendation

HARDWOOD FLOORS REFINISHED

Hardwood floors can only be refinished a set number of times before they need to be replaced. Signs of a floor that has reached its serviceable life span are cracks within the boards, especially along the tongue and groove joint. The floors are NOT showing this sort of damage, but have been refinished.

6: PLUMBING

Information

Filters

None

Measured Water Pressure

55 PSI

Measured at hose threaded faucet with liquid filled Pressure Gauge

Waste Water Treatment

Public Sewer

Main Water Shut-off Device:

Location

Basement, Laundry Room, Wall Mounted

Main Water Shut-off Device:

Sewer Provided by Municipality

Building is serviced by a municipal sewer system.

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution Material

Copper, Pex

Hot Water Systems, Controls,

Flues & Vents: Water Heater Type

Heater with Tank

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Water Heater Fuel Source

Electrical

Hot Water Systems, Controls, Flues & Vents: Date of Manufacture

2009-04-01

Hot Water Systems, Controls, Flues & Vents: Water Heater

Model Number

82V52-2 sn:0409215147

Temperature Pressure Relief Valves (TPR Valve)

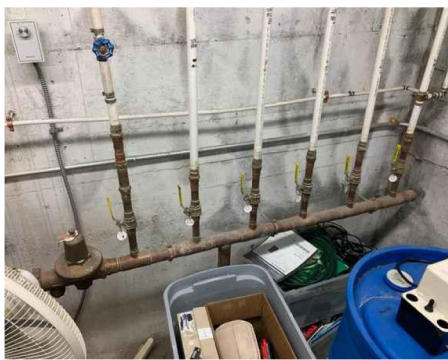
Laundry Room Water Heater

All heating units, utilizing water as its vehicle (i.e. boilers and water heaters) have either pressure or temperature and pressure safety relief valves. The valves must be manually operated at least once a year by a maintenance service company, to insure the safe and proper operation of the system. Under no circumstance should the valves be plugged due to dripping or malfunctioning. The plugged valves has been associated with explosions, damaged to the heating equipment, the structure and injury.

Water Supply, Distribution Systems & Fixtures: Water provided by Municipality

Basement Wall

Supply manifold in basement. PEX Supply with cut-off. Potable water supply by city municipality.



Hot Water Systems, Controls, Flues & Vents: Water Heater Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Photos

Laundry Room



Limitations

Main Water Shut-off Device

PRESSURE REGULATOR NOT FOUND

HALL CLOSET PROBABLE LOCATION

The home inspector was unable to locate the pressure control switch for the water supply to the unit. It may be in a hidden panel or other obscured location.

Main Water Shut-off Device

PRESSURE REGULATOR NOT OBSERVED

Observations

TPR VALVE DISCHARGE NOT VISIBLE

LAUNDRY ROOM

The discharge port of the TPR Valve should be easily observable at all times. It should be checked frequently for signs of discharge. Recommend a qualified plumbing contractor relocate the discharge pipe to a more conspicuous location.

Recommendation

Contact a qualified plumbing contractor.



Water Heater Connections



Hot Water Heater TPR Valve Discharge

7: ELECTRICAL

Information

Service Entrance to Building Location

North West Corner of Building

Service Entrance Conductors: Electrical Service Conductors

Below Ground, Copper

Service Entrance Conductors: Service Meter

200A

Panels And Breakers: Main Panel Location

Laundry Room

Panels And Breakers: Panel Capacity

200 AMP

Panels And Breakers: Panel Manufacturer

Cutler Hammer

Panels And Breakers: Panel Type

Circuit Breaker

Panels And Breakers: Sub Panel Location

None

Branch Wiring: Branch Wire 15 and 20 AMP

Copper

Branch Wiring: Wiring Method

Not Visible, Romex

Residential Electrical Service

North West Corner - Lateral

Service to the residence should be 110-220 (+_ plus or minus) volts usually in a three (3) wire system / single phase. The Amperage rating for the residence should range be a minimum 100A (+_ plus or minus) service with a full circuit-breaker panel box. Recommend each of the circuit-breakers be switched to the off position and then re-energized at least once every six months to ensure proper operation. This a standard safety precaution of every home.

Observations

7.2.1 Panels And Breakers

AFCI BREAKER DOES NOT TRIP

2ND ROW, 3RD DOWN - HALL BEDROOM RECEPTACLES

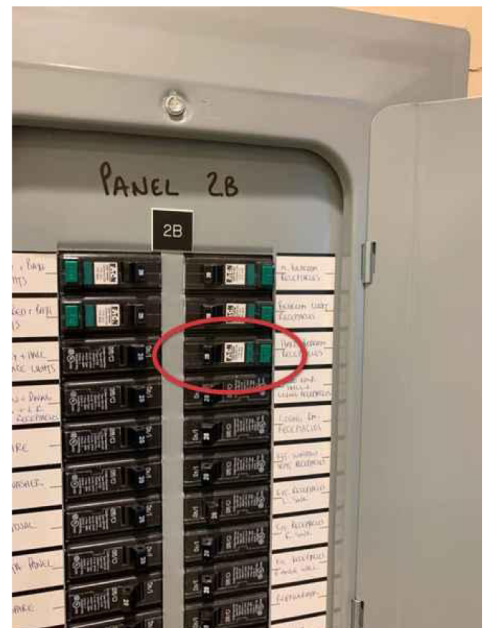
AFCI protective circuit breakers are equipped with button to test its ability to trip when short circuited. The breaker for "Bedroom Closet Receptacles" does not trip. This is a safety hazard. Recommend a qualified electrical contractor evaluate and replace if necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



Faulty AFCI Breaker

7.4.1 Fixtures, Switches & Receptacles



Safety Hazard

FLOOR OUTLET BROKEN

LIVING ROOM

The Brass cover and face of receptacle are broken. The face of the outlet pops off, exposing the contacts of the receptacle. The brass cover is broken off at the hinges, and rests in place. Recommend a qualified electrician rewire a new floor outlet and box.

Recommendation

Contact a qualified electrical contractor.



Broken Floor Outlet

8: FIREPLACE

Information

Construction

Prefabricated Metal Insert

Manufacturer

Golden Blount

Date of Manufacture

Unknown

Fuel Type

Ventless Gas

Gas Shut-off Location

Under Floor Front Right

9: APPLIANCES

Information

Kitchen Equipment

Range, Refrigerator, Dishwasher,
Hood Recirculates, Microwave

Dishwasher: Manufacturer

Kenmore

**Dishwasher: Model/ Serial
Number**

665.13749K601 SN:FY1730360
13749K

Dishwasher: Power Source

120v Electric

Dishwasher: Date Of Manufacture

Unknown

Garbage Disposal: Disposal Size

1/2 HP

**Garbage Disposal: Model/ Serial
Number**

Unknown

Garbage Disposal: Photos

Kitchen Sink

**Refrigerator: Manufacturer**

Electrolux Home Products

**Refrigerator: Model/ Serial
Number**

GHSC39ETES1 sn:LA51528883

Refrigerator: Power Source

120v Electric

**Refrigerator: Refrigerator
Configurataion**

Ice Maker, In Door Ice Maker,
Side By Side

Refrigerator: Date Of Manufacture

2005-04-01

Range: Manufacturer

Fratelli Onofri Royal Chiantishire
Giant Oven

Range: Model/ Serial Number

FRRYC905S

Range: Date Of Manufacture

Unknown

Range: Energy Source

Duel Fuel - Gas & Electric

Range: Exhaust Hood Type

Re-circulate

Microwave: Manufacturer

Sharp

Microwave: Model/ Serial Number

R-408LS sn:37902

Microwave: Date Of Manufacture

2008-04-01

Microwave: Energy Source

Electric

Microwave: Vent Material

Recirculating

Dishwasher: Photos

Kitchen



Refrigerator: Photos



Range: Photos

Kitchen



Dual Fuel Range



Vent Hood - Recirculating

Microwave: Photos



Observations

9.1.1 Dishwasher

HIGH LOOP NOT OBSERVED

 Recommendation

A high loop of the dishwasher drain into the garbage disposal was not observed at time of inspection. A high loop prevents back wash into the dishwasher of drain fluids. Recommend frequent observation of drain. Refer to a qualified plumber for proper installation.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Range

EXHAUST DUCT TERMINATES IN CABINET

 Safety Hazard

Exhaust from range hood terminates into the cabinet. This can result in moisture damage and mold in the cabinet. Recommend a qualified carpentry or HVAC contractor re-route this duct to terminate properly.

Recommendation

Contact a qualified HVAC professional.



10: LIFE SAFETY

Information

General: Fire Suppression
None

General: Fire Extinguishers
Present
No

Environmental Sensors: Sensor Types
Carbon Monoxide, Smoke

Environmental Sensors: Environmental Sensor Wiring Types
110v Hardwired & Monitored

Environmental Sensors: Rooms With Detectors Visibly Present
Hall, Bedroom, Kitchen, Laundry Room

General: Building Type VA+B

This tier which covers buildings that use light wood framing is also divided into two levels, A and B. Type VA buildings are known as “protected frame” constructions and include many newer, small apartment buildings. With these the exterior walls, structural frame, and floors, ceilings, and roofs must be fire-rated for up to one hour. Type VB covers most single-family homes and garages and is known as “unprotected frame.” With these structures both the exterior walls and the supports can be made of any materials, including combustible ones, permitted by the IBC.

Limitations

General

INTEGRATED WITH MULTIPLE UNITS

Multi unit fire detection and suppression systems are often tied together in a multi use/ multi occupant building. The system was not tested. A full evaluation by a local Fire Department Representative is recommended. Fire sprinkler systems can cause costly water damage if triggered.

Observations

10.1.1 General

EXTINGUISHER SUGGESTED

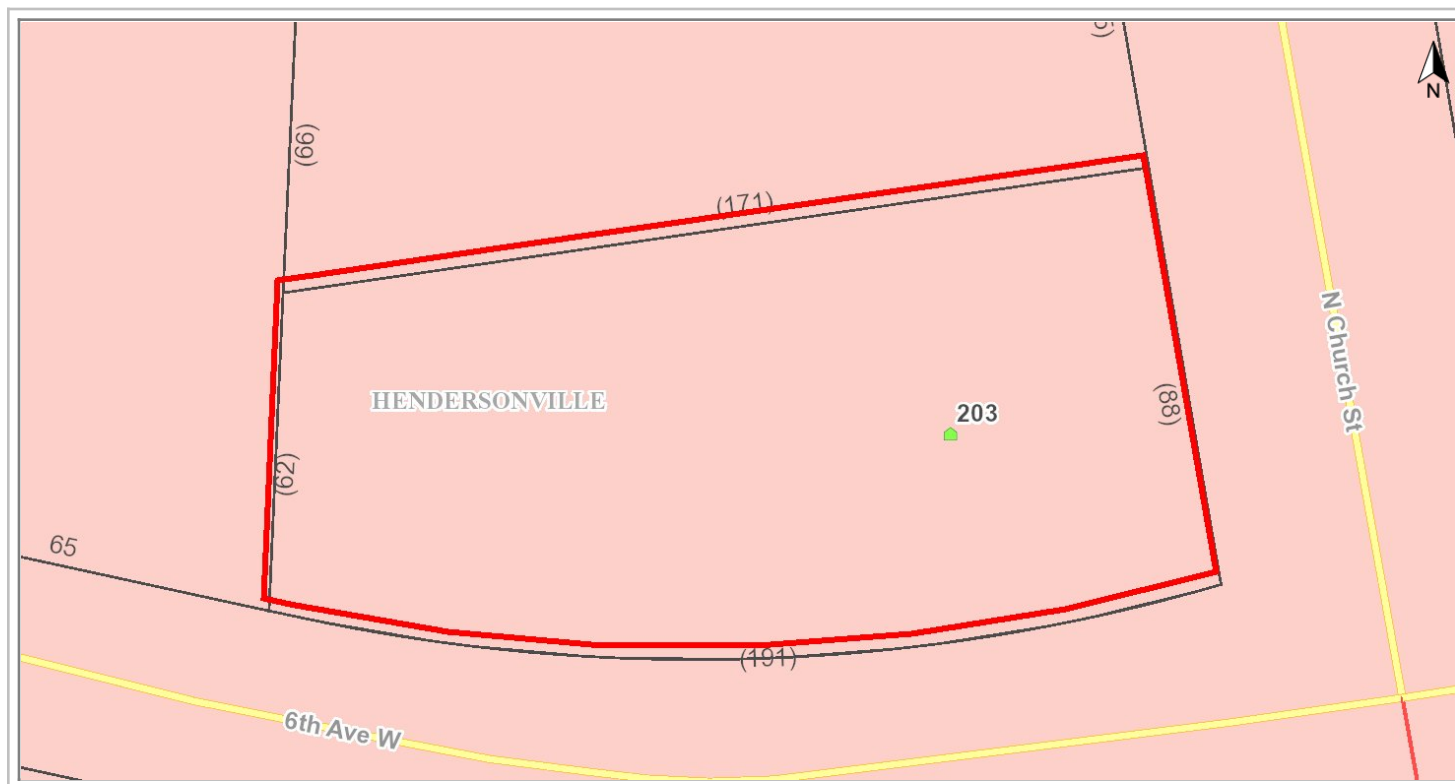
LAUNDRY ROOM & KITCHEN

It is recommended that fire extinguishers be installed in the kitchen and laundry rooms.



Recommendation

11: PARCEL ID REPORT ATTACHED



WARNING: THIS IS NOT A SURVEY

Parcel Information

REID:	10009106	Pin:	9568784900
Listed to:	LANDMARK HVL, LLC	Neighborhood:	CHURCH STREET
Mailing Address:	203 6TH AVE W UNIT 2A	Township:	Hendersonville
Mailing City, State, Zip:	HENDERSONVILLE, NC 28791	Municipality:	HENDERSONVILLE
Physical Address:	203 6TH AVE W	Tax District:	HENDERSONVILLE CITY
Deed:	003926/00617	Plat:	Not Available
Date Recorded:	2022-06-16 09:04:00.0	Elementary School District:	BRUCE DRYSDALE
Revenue Stamps:	0	Middle School District:	HENDERSONVILLE MIDDLE
County Zoning:	Cities	High School District:	HENDERSONVILLE HIGH
Property Description:	LANNDMARK CONDOMINIUMS TRA PL2022-14249 UN2B	Soil:	Hayesville loam, 7 to 15 percent slopes
Map Sheet:	9568.07	Voting Precinct:	Hendersonville 1
Assessed Acreage:	0E-8	Commissioner District	3
Building Value:	\$0.00	Agricultural District	None Found
Land Value:	\$0.00	North Carolina House District	117
Value To Be Billed:	\$0.00	U.S. House District	11
North Carolina Senate District	48	Flood Zone:	Zone X, Not Shaded (Areas outside of the floodplain)



Henderson County
Geographic Information Systems (GIS)
200 North Grove Street
Hendersonville, NC 28792
P: (828) 698-5124
F: (828) 698-5122

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

12: PROPERTY DEED ATTACHED

BK 3926 PG 617 - 619 (3)

DOC# 981515

This Document eRecorded:

06/16/2022 09:04:54 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$6,000.00

William Lee King, Register of Deeds

Excise Tax \$6,000.00

Parcel Identifier No. 9568-78-4900-00000

Mail after recording to:

This instrument was prepared by: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, South Carolina 28801

This instrument prepared by William K. Reed, a Licensed NC Attorney, Delinquent taxes, if any, to be paid by the closing attorney To the County Tax Collector upon disbursement of closing proceeds.

TITLE NOT SEARCHED BY PREPARER, NO OPINION RENDERED

****THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. §105-317.2)****

Brief Description for the index

203 6th Avenue W
Hendersonville, NC 28792

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 13 day of June, 2022, by and between

GRANTOR

GRANTEE

203 Neotrantor, LLC, a South Carolina limited liability company

PO Box 1240
Mount Pleasant, SC 29465

Landmark HVL, LLC, a North Carolina limited liability company

203 6th Avenue W, Unit 2A,
Hendersonville, NC 28792

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Henderson County, South Carolina** and more particularly described as follows:

SEE ATTACHED EXHIBIT A

submitted electronically by "McGuire, Wood & Bisette"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

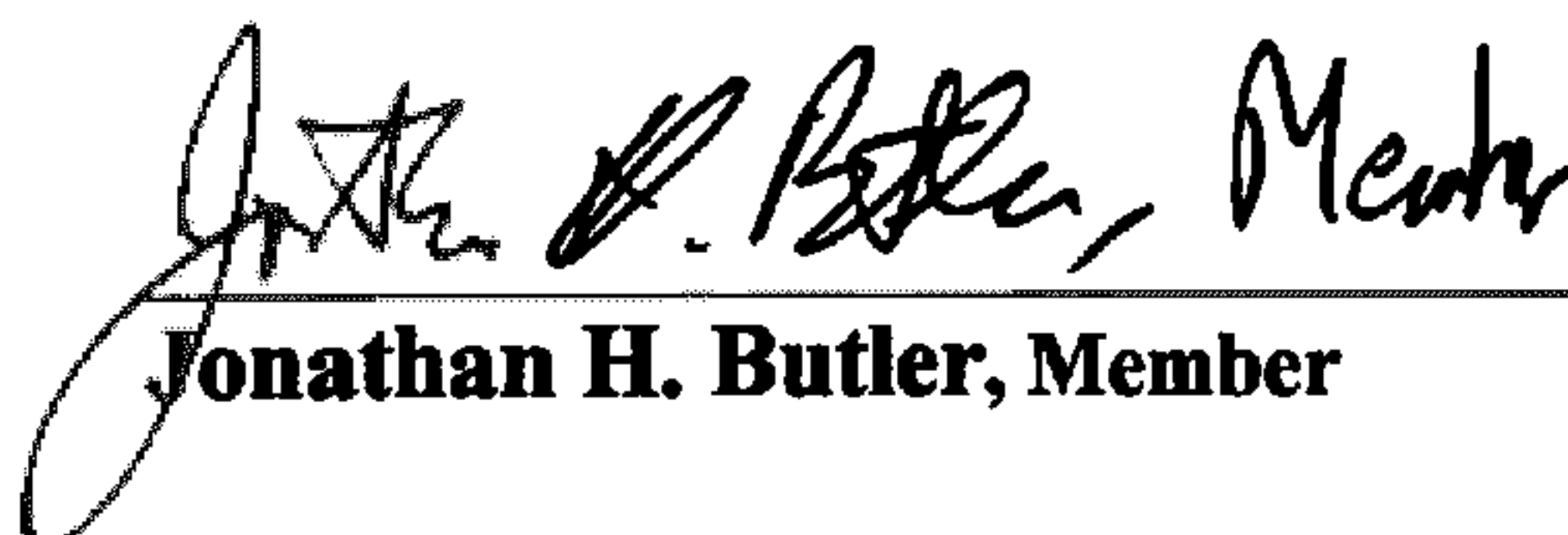
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1534, beginning on Page 375.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple:

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **APPLICABLE EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OF RECORD WITHIN THE CHAIN OF TITLE TO THE PROPERTY IDENTIFIED HEREIN.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Jonathan H. Butler, Member

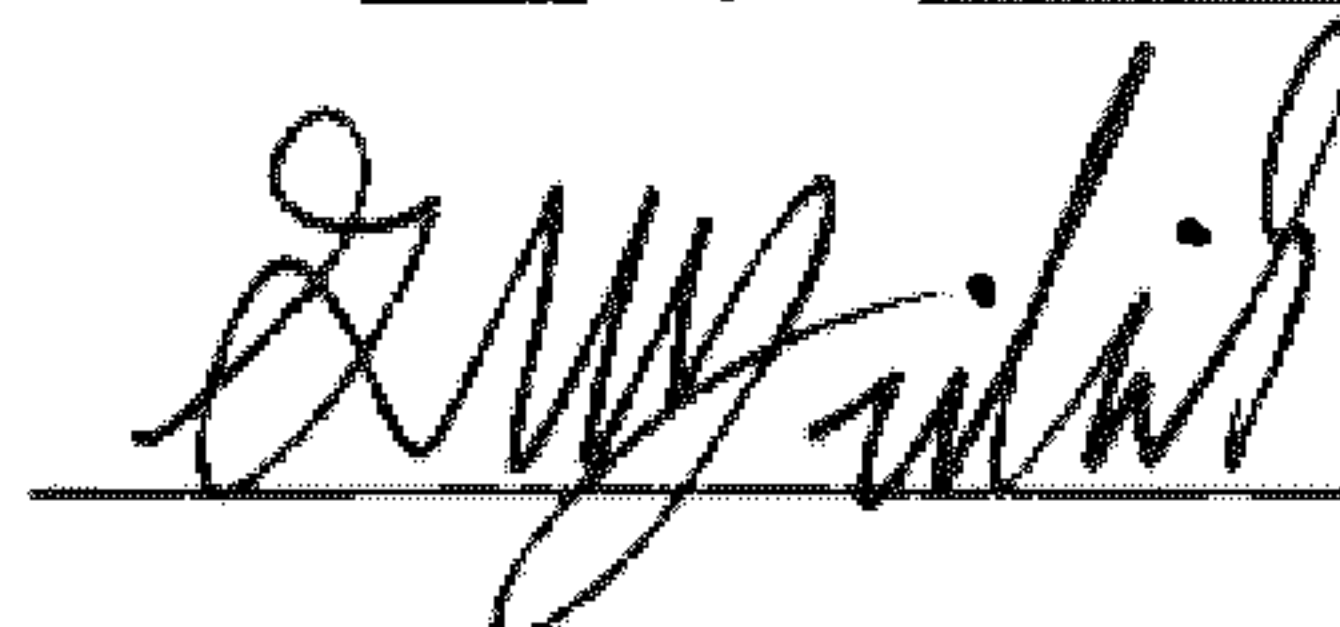
SEAL-STAMP

South Carolina
COUNTY OF Charleston

I, the undersigned, a Notary Public of Charleston County, State of ~~North~~ ^{South} Carolina, hereby certify that Jonathan H. Butler personally appeared before me this day and acknowledged that he is a member of 203 Neotranator, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 13th day of June, 2022.

My commission expires: 12/30/2030

 Notary Public

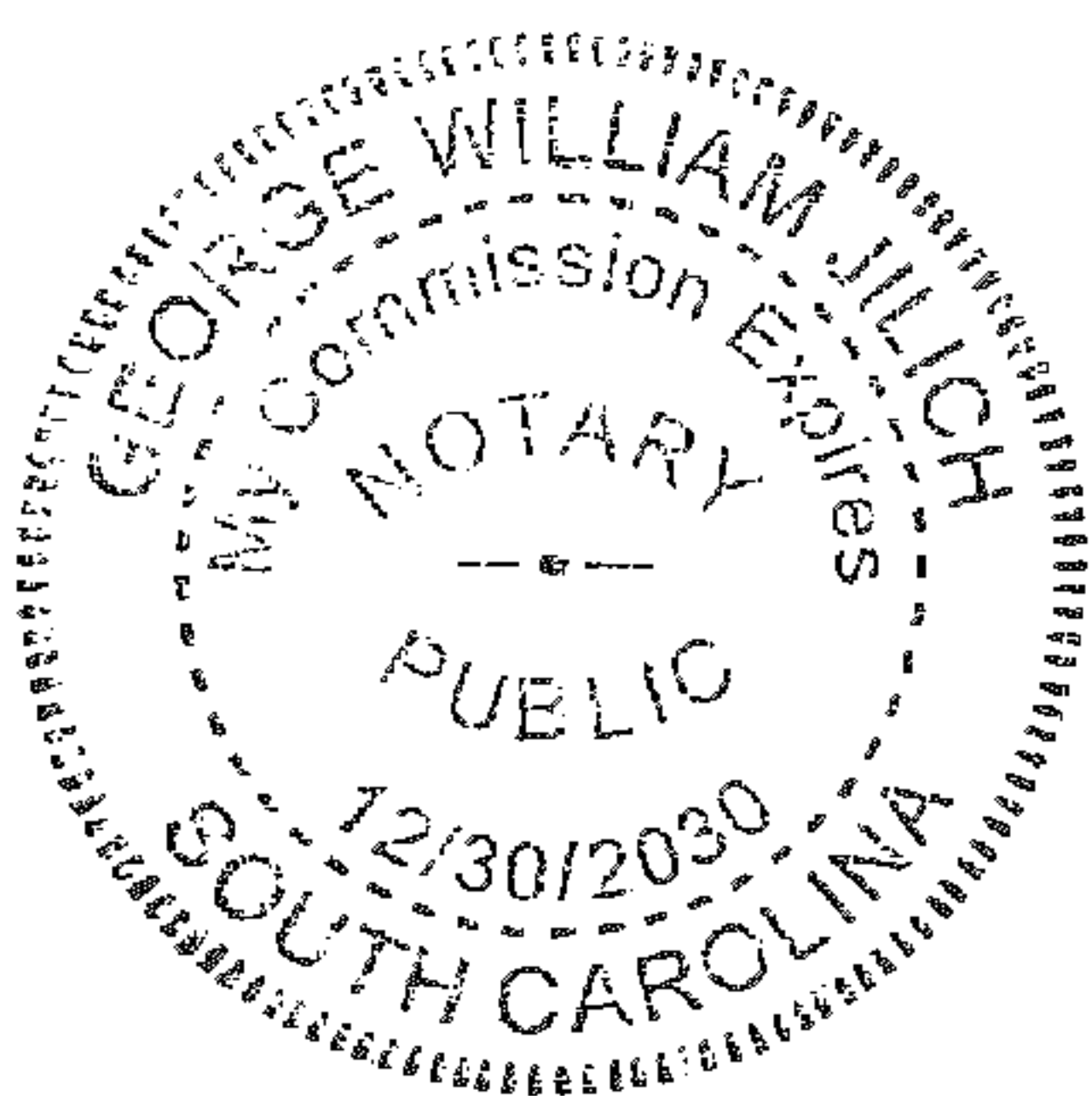


EXHIBIT A

BEING all of Tract A as shown on a plat recorded in Plat Slide 8569 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina; reference to which being hereby made for a more particular description of said Lot.

AND BEING a portion of that property identified in Deed/Record Book 1339, beginning on Page 755 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina.

ADDRESS: 203 6th Ave W, Hendersonville, NC 28792
PIN NO.: 1015951

2110257

BK 3926 PG 617 - 619 (3)

DOC# 981515

This Document eRecorded:

06/16/2022 09:04:54 AM

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Mount Pleasant, SC 29465

Landmark HVL, LLC, a North Carolina limited liability company

203 6th Avenue W, Unit 2A,
Hendersonville, NC 28792

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Henderson County, South Carolina** and more particularly described as follows:

SEE ATTACHED EXHIBIT A

submitted electronically by "McGuire, Wood & Bisette"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

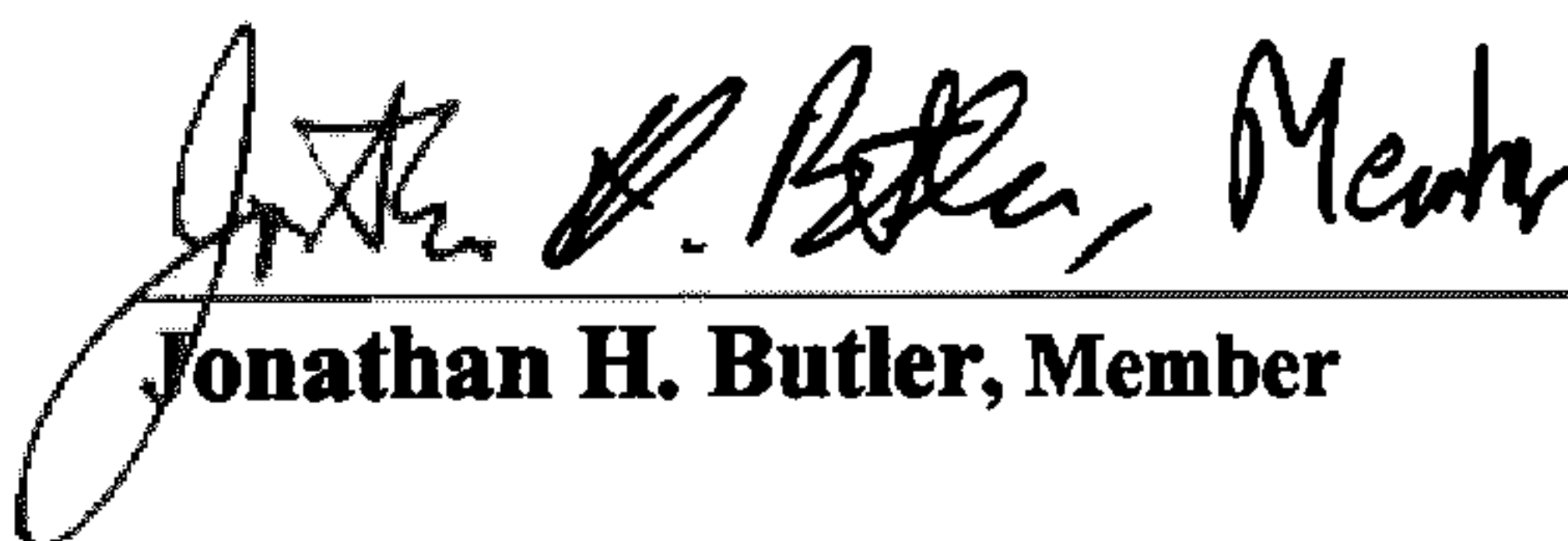
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1534, beginning on Page 375.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple:

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **APPLICABLE EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OF RECORD WITHIN THE CHAIN OF TITLE TO THE PROPERTY IDENTIFIED HEREIN.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Jonathan H. Butler, Member

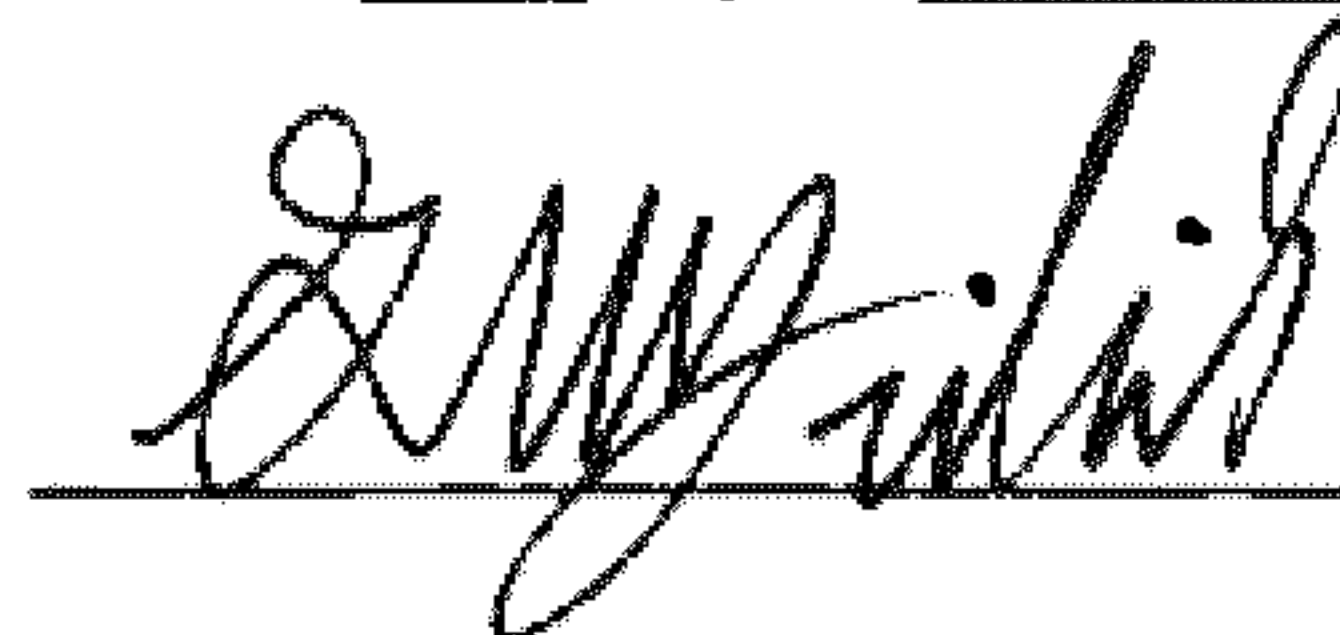
SEAL-STAMP

South Carolina
COUNTY OF Charleston

I, the undersigned, a Notary Public of Charleston County, State of ~~North~~ ^{South} Carolina, hereby certify that Jonathan H. Butler personally appeared before me this day and acknowledged that he is a member of 203 Neotranator, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 13th day of June, 2022.

My commission expires: 12/30/2030

 Notary Public

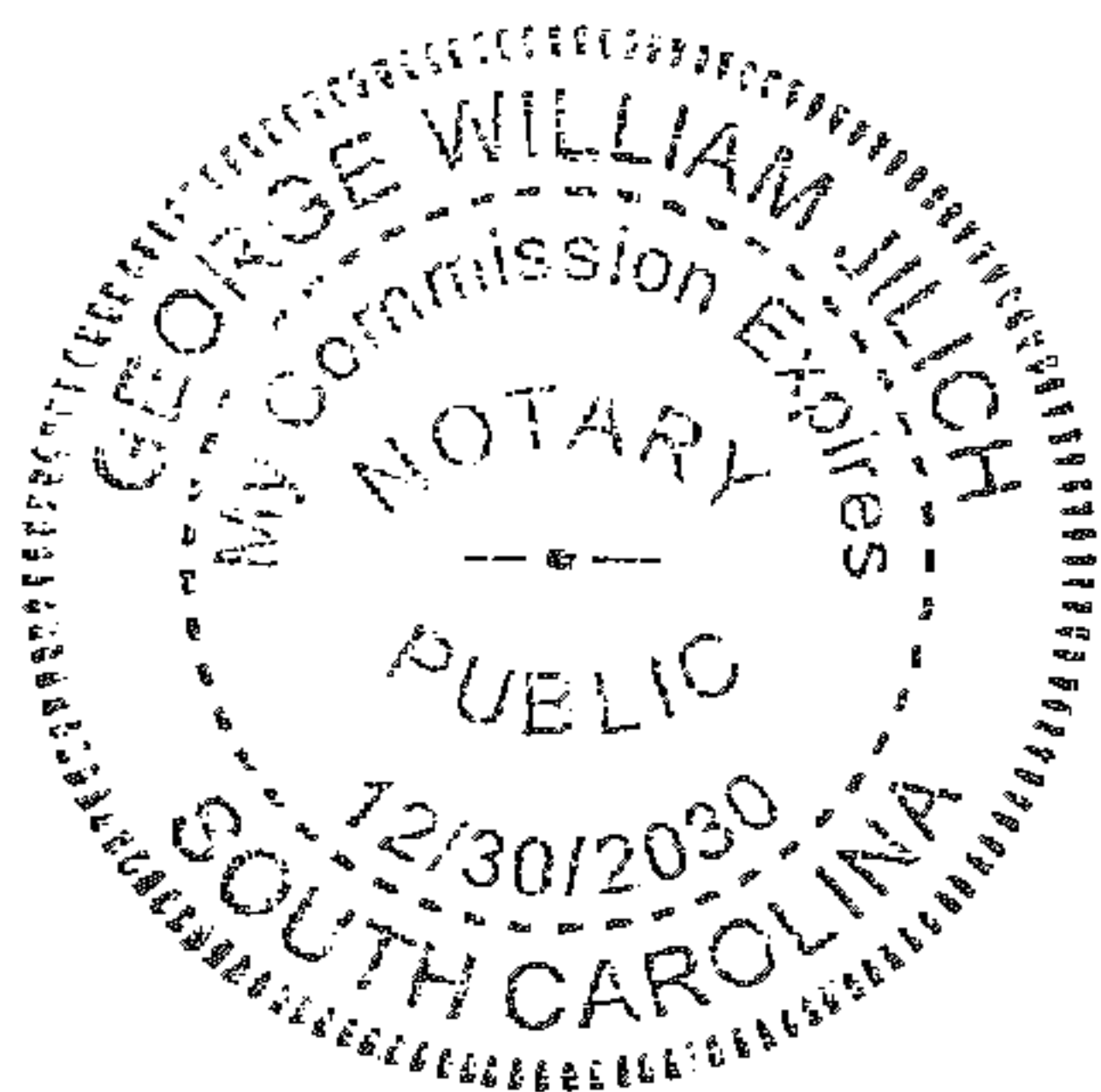


EXHIBIT A

BEING all of Tract A as shown on a plat recorded in Plat Slide 8569 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina; reference to which being hereby made for a more particular description of said Lot.

AND BEING a portion of that property identified in Deed/Record Book 1339, beginning on Page 755 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina.

ADDRESS: 203 6th Ave W, Hendersonville, NC 28792
PIN NO.: 1015951

2110257

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage

kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.