

General Summary



Aussiehome Inspections

58 Outback Ln Banner Elk NC 28604
828 406 4225

Customer

Property Address

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney

1. Roofing

1.2 ROOF DRAINAGE SYSTEMS

Repair or Replace

There is standing water in the right front gutter and also in the back right side gutter. Possibly drainage down spout pipes are blocked up or exit areas for drainage pipes are clogged up.

I recommend somebody qualified evaluate further and repair as necessary so drainage gutters function as intended. Also all remaining gutters should be checked for functional drainage.



1.2 Picture 1



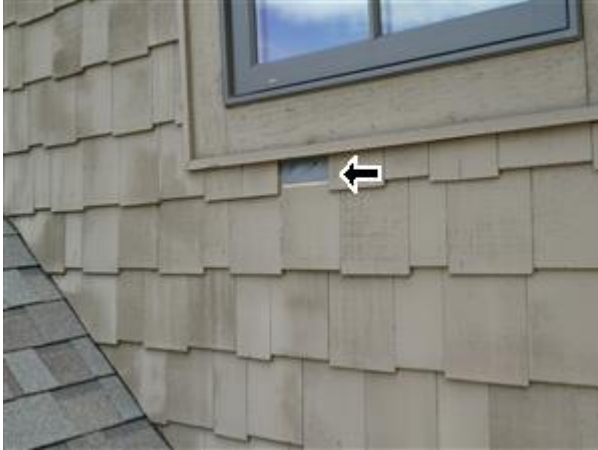
1.2 Picture 2

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

There is one small siding shingle missing under the side front window that should be replaced before any damage occurs. Recommend somebody qualified make repairs



2.0 Picture 1

2.4 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Fascia boards needs painting on the front of the house before deterioration occurs.



2.4 Picture 1

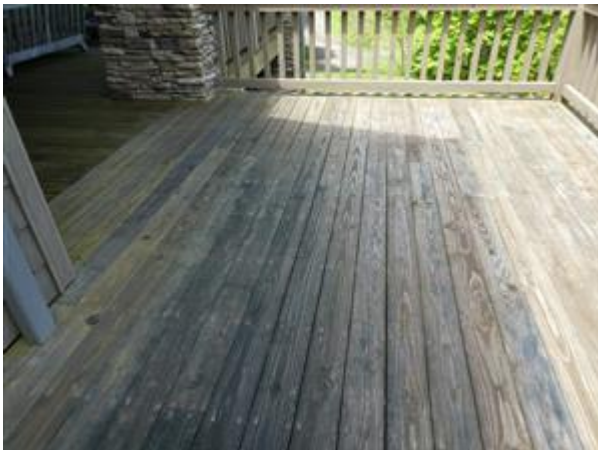


2.4 Picture 2

2.5 DECKS STAIRS RETAINING WALLS

Repair or Replace

The back deck area needs a pressure wash and re staining to help prolong the life of this material, and to stop deterioration from occurring.



2.5 Picture 1



2.5 Picture 2

3. Interiors

3.2 FLOORS

Repair or Replace

Tile mortar in the bottom of the shower stall that is cracked in the corner should be re mortared and sealed to ensure there is no water penetration behind or underneath this area.

House was furnished at the time of inspection. This makes it more difficult to inspect thoroughly.



3.2 Picture 1

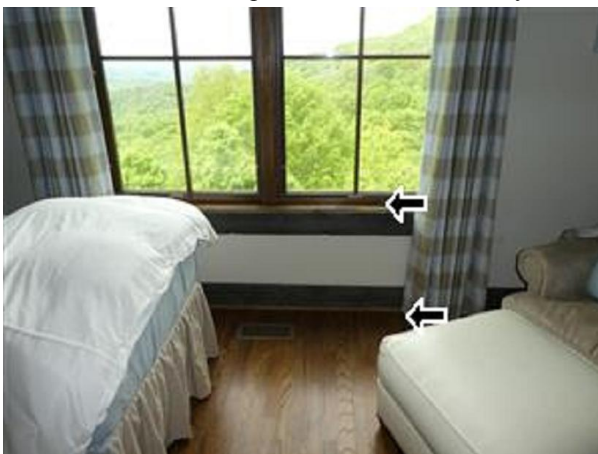


3.2 Picture 2

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Modern construction does not allow window clearances from floor to window sills to typically be less than 36 inches. In both of the upstairs bedrooms the distance is less than is usually required. This is a potential safety hazard if a small child were to access open windows even with a screen installed. Security guards on the outside of these windows would be an option for maximum safety.



3.6 Picture 1



3.6 Picture 2

5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

There is a pipe curled up under the back stairs that I not sure what purpose it is meant to serve. Check with the owner for more information. This may be a foundation drainage pipe that was not installed correctly? There is no evidence of any moisture issues behind this area in the crawl space.



5.0 Picture 1

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Repair or Replace**

There is one section of supply plumbing that is not supported in the crawl space. At present the piping is at risk of breaking prematurely. I recommend somebody qualified repair as necessary.

There is a leak under the right side sink in the upstairs bathroom and repairs are necessary. Shutoff valve was turned off after the discovery of leaking.

The left side faucet for the tub downstairs is not installed correctly and needs repair.



5.1 Picture 1



5.1 Picture 2

6. Electrical System**6.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Repair or Replace**

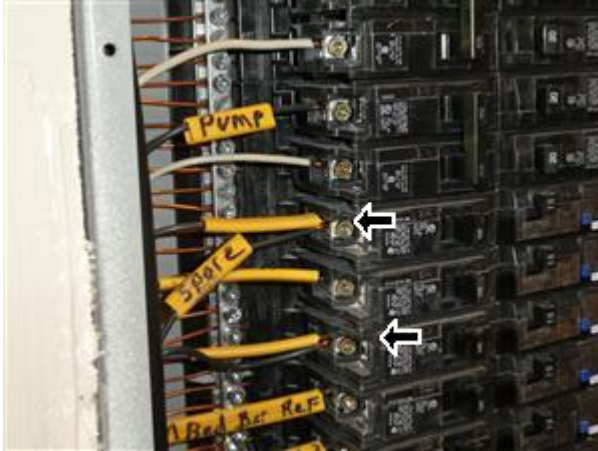
There is what's called a double tap in the service panel, two wires going into the same breaker.

Double taps are present on two separate breakers.

This is a potential fire hazard and circuit breakers should have only one wire connected . A licensed electrician should rectify this issue.

The service panel does not have a main disconnect breaker. Modern construction does require a main disconnect if you have more then 6 breakers in the service panel.

Shutting off all the power at the service panel ensures and extra margin of safety for electricians that have to work on the panel. I recommend a main shut off breaker be installed by a licensed Electrician.



6.2 Picture 1

6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

Two of the outside (Ground Fault Circuit Interrupter outlets on the outside of the house are not installed correctly. Outlets are located on the right side of the house and one on the back right side. I recommend a licensed electrician repair or replace.



6.4 Picture 1

6.6 SMOKE DETECTORS

Repair or Replace

None of the smoke detectors worked when tested.

6.7 CARBON MONOXIDE DETECTORS

Repair or Replace

There was no carbon monoxide detector found in the home. It is recommended that a permanent carbon monoxide detector be installed on each living level any time you have a heating system that burns fossil fuel.

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

Repair or Replace

The condensation drain line for the furnace has a slow leak and needs repair.

I recommend service records be requested from the owner for the heating and cooling system.

If there has not been a service in the last six months I recommend HVAC professional service the system.

Return air register cover in the study is damaged.

There is no vent connected after the drain trap on the furnace upstairs. This is needed in case the condensation line was to ever clog up, water would not back up into the furnace. This is an easy repair for a Heating Contractor.



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3 no vent pipe

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Filter needs replacing in the furnace in the crawl space. Last one installed in 2017.



7.3 Picture 1

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

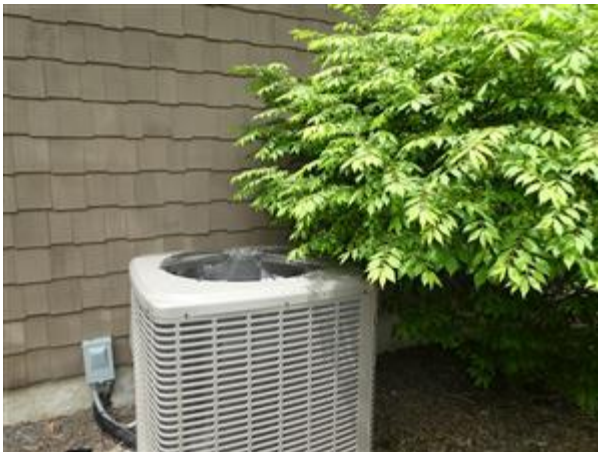
Repair or Replace

The liner was only partially visible, but due to the creosote build-up on the liner I could not inspect for cracks. I recommend a qualified chimney sweep clean and inspect for safety.

7.8 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

I recommend cutting back limbs away from the ac unit outside to stop leaf debris from entering the top of the unit which could result in damaging the air handler.



7.8 Picture 1

8. Insulation and Ventilation

8.1 INSULATION UNDER FLOOR SYSTEM

Repair or Replace

Insulation is loose in one area and needs to be re secured in place.



8.1 Picture 1

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

There is some debris in the exit point outside for the gas range. Debris should be cleaned out so vent works at maximum efficiency.



8.4 Picture 1

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.



Inspection Report

Property Address:



Aussiehome Inspections

**Peter Stapleton
58 Outback Ln Banner Elk NC 28604
828 406 4225**



| | | |
|------------------------|----------------------|----------------------------------|
| Date: 5/16/2019 | Time: 7:15 AM | Report ID: |
| Property: | Customer: | Real Estate Professional: |

Comment Key or Definitions

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

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

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

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

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

Age Of Home:
Under 10 Years

Client Is Present:
No

Radon Test:
Yes

Water Test:
Yes

Weather:
Clear

Temperature:
Over 60

Rain in last 3 days:
Yes

1. Roofing

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.

| | | IN | NI | NP | RR | Styles & Materials Roof Covering: 3-Tab fiberglass Sky Light(s): None Chimney (exterior): Rock |
|-----|---|----|----|----|----|--|
| 1.0 | FLASHINGS | X | | | | |
| 1.1 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | X | | | | |
| 1.2 | ROOF DRAINAGE SYSTEMS | | | | X | |
| 1.3 | ROOF COVERINGS | X | | | | |

IN NI NP RR

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Comments:

1.2 There is standing water in the right front gutter and also in the back right side gutter. Possibly drainage down spout pipes are blocked up or exit areas for drainage pipes are clogged up.

I recommend somebody qualified evaluate further and repair as necessary so drainage gutters function as intended. Also all remaining gutters should be checked for functional drainage.



1.2 Picture 1



1.2 Picture 2

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

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|---|
| 2.0 | WALL CLADDING FLASHING AND TRIM | | | | X | Siding Style: Lap |
| 2.1 | DOORS (Exterior) | X | | | | Siding Material: Wood |
| 2.2 | WINDOWS | X | | | | Exterior Entry Doors: Insulated glass |
| 2.3 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | X | | | | Appurtenance: Deck with steps |
| 2.4 | EAVES, SOFFITS AND FASCIAS | | | | X | Driveway: Asphalt |
| 2.5 | DECKS STAIRS RETAINING WALLS | | | | X | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

2.0 There is one small siding shingle missing under the side front window that should be replaced before any damage occurs. Recommend somebody qualified make repairs



2.0 Picture 1

2.4 Fascia boards needs painting on the front of the house before deterioration occurs.

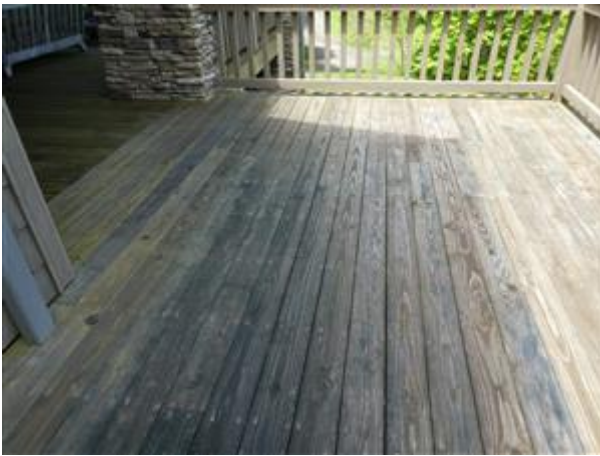


2.4 Picture 1



2.4 Picture 2

2.5 The back deck area needs a pressure wash and re staining to help prolong the life of this material, and to stop deterioration from occurring.



2.5 Picture 1



2.5 Picture 2

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

3. Interiors

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 3.0 | DOORS (REPRESENTATIVE NUMBER) | X | | | | Ceiling Materials: Wood |
| 3.1 | WALLS | X | | | | Wall Material: Sheetrock |
| 3.2 | FLOORS | | | | X | Floor Covering(s): Tile Wood |
| 3.3 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS | X | | | | Interior Doors: Raised panel |
| 3.4 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | X | | | | Window Types: Thermal/Insulated |
| 3.5 | CEILINGS | X | | | | Window Manufacturer: UNKNOWN |
| 3.6 | WINDOWS (REPRESENTATIVE NUMBER) | | | | X | Cabinetry: Wood Countertop: Corian |

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Comments:

3.2 Tile mortar in the bottom of the shower stall that is cracked in the corner should be re mortared and sealed to ensure there is no water penetration behind or underneath this area.

House was furnished at the time of inspection. This makes it more difficult to inspect thoroughly.

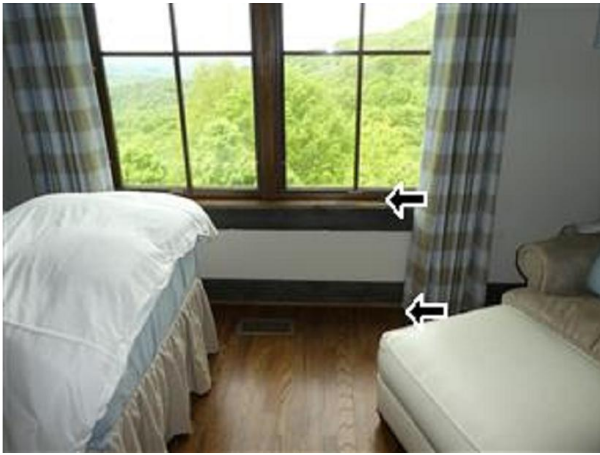


3.2 Picture 1



3.2 Picture 2

3.6 Modern construction does not allow window clearances from floor to window sills to typically be less than 36 inches. In both of the upstairs bedrooms the distance is less than is usually required. This is a potential safety hazard if a small child were to access open windows even with a screen installed. Security guards on the outside of these windows would be an option for maximum safety.



3.6 Picture 1



3.6 Picture 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

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.

| | | IN | NI | NP | RR |
|-----|--------------------------|----|----|----|----|
| 4.0 | WALLS (Structural) | X | | | |
| 4.1 | COLUMNS OR PIERS | X | | | |
| 4.2 | FLOORS (Structural) | X | | | |
| 4.3 | CEILINGS (structural) | X | | | |
| 4.4 | ROOF STRUCTURE AND ATTIC | X | | | |

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Styles & Materials

Foundation:
Masonry block

Method used to observe Crawl space:
From entry

Floor Structure:
2 X 8

Wall Structure:
Wood
Masonry

Columns or Piers:
Masonry block

Ceiling Structure:
4" or better

Roof Structure:
Stick-built

Attic info:
No Storage

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

5. Plumbing System

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|---|
| 5.0 | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | | | X | Water Source: Well |
| 5.1 | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | | | X | Water Filters: (We do not inspect filtration systems) |
| 5.2 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS | X | | | | Plumbing Water Supply (into home): Pex |
| 5.3 | MAIN WATER SHUT-OFF DEVICE (Describe location) | X | | | | Plumbing Water Distribution (inside home): PEX |
| 5.4 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | X | | | | Washer Drain Size: 2" Diameter |
| 5.5 | MAIN FUEL SHUT OFF (Describe Location) | X | | | | Plumbing Waste: PVC |
| 5.6 | SUMP PUMP | | | X | | Water Heater Power Source: Electric |
| | | | | | | Water Heater Capacity: Two units |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

5.0 There is a pipe curled up under the back stairs that I not sure what purpose it is meant to serve. Check with the owner for more information. This may be a foundation drainage pipe that was not installed correctly? There is no evidence of any moisture issues behind this area in the crawl space.



5.0 Picture 1

5.1 There is one section of supply plumbing that is not supported in the crawl space. At present the piping is at risk of breaking prematurely. I recommend somebody qualified repair as necessary.

There is a leak under the right side sink in the upstairs bathroom and repairs are necessary. Shutoff valve was turned off after the discovery of leaking.

The left side faucet for the tub downstairs is not installed correctly and needs repair.



5.1 Picture 1



5.1 Picture 2

5.2 Limited water heater inspection as the water heaters were not turned on till late into the inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

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.

| | | IN | NI | NP | RR | |
|-----|--|----|----|----|----|--|
| 6.0 | SERVICE ENTRANCE CONDUCTORS | X | | | | Styles & Materials Electrical Service Conductors: Below ground |
| 6.1 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE | X | | | | Panel capacity: 200 AMP |
| 6.2 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | | | | X | Panel Type: Circuit breakers |
| 6.3 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | X | | | | Electric Panel Manufacturer: SIEMENS |
| 6.4 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | | | | X | Branch wire 15 and 20 AMP: Copper |
| 6.5 | LOCATION OF MAIN AND DISTRIBUTION PANELS | X | | | | Wiring Methods: Romex |
| 6.6 | SMOKE DETECTORS | | | | X | |
| 6.7 | CARBON MONOXIDE DETECTORS | | | | X | |

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Comments:

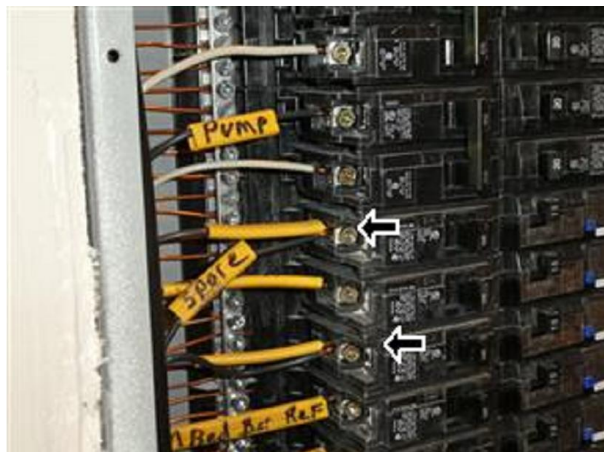
6.2 There is what's called a double tap in the service panel, two wires going into the same breaker.

Double taps are present on two separate breakers.

This is a potential fire hazard and circuit breakers should have only one wire connected . A licensed electrician should rectify this issue.

The service panel does not have a main disconnect breaker. Modern construction does require a main disconnect if you have more then 6 breakers in the service panel.

Shutting off all the power at the service panel ensures an extra margin of safety for electricians that have to work on the panel. I recommend a main shut off breaker be installed by a licensed Electrician.



6.2 Picture 1

6.4 Two of the outside (Ground Fault Circuit Interrupter outlets on the outside of the house are not installed correctly. Outlets are located on the right side of the house and one on the back right side. I recommend a licensed electrician repair or replace.



6.4 Picture 1

6.5 The main panel box is located in the laundry room.

6.6 None of the smoke detectors worked when tested.

6.7 There was no carbon monoxide detector found in the home. It is recommended that a permanent carbon monoxide detector be installed on each living level any time you have a heating system that burns fossil fuel.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

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.

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 7.0 | HEATING EQUIPMENT | | | | X |
| 7.1 | NORMAL OPERATING CONTROLS | X | | | |
| 7.2 | AUTOMATIC SAFETY CONTROLS | X | | | |
| 7.3 | DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | | | | X |
| 7.4 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | X | | | |
| 7.5 | CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) | | | | X |
| 7.6 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) | X | | | |
| 7.7 | GAS/LP FIRELOGS AND FIREPLACES | X | | | |
| 7.8 | COOLING AND AIR HANDLER EQUIPMENT | | | | X |
| 7.9 | NORMAL OPERATING CONTROLS | X | | | |
| 7.10 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | X | | | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood)

Two

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Solid Fuel

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Comments:

7.0 The condensation drain line for the furnace has a slow leak and needs repair.

I recommend service records be requested from the owner for the heating and cooling system.

If there has not been a service in the last six months I recommend HVAC professional service the system.

Return air register cover in the study is damaged.

There is no vent connected after the drain trap on the furnace upstairs. This is needed in case the condensation line was to ever clog up, water would not back up into the furnace. This is an easy repair for a Heating Contractor.



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3 no vent pipe

7.3 Filter needs replacing in the furnace in the crawl space. Last one installed in 2017.



7.3 Picture 1

7.5 The liner was only partially visible, but due to the creosote build-up on the liner I could not inspect for cracks. I recommend a qualified chimney sweep clean and inspect for safety.

7.8 I recommend cutting back limbs away from the ac unit outside to stop leaf debris from entering the top of the unit which could result in damaging the air handler.



7.8 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

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.

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 8.0 | INSULATION IN ATTIC | X | | | |
| 8.1 | INSULATION UNDER FLOOR SYSTEM | | | | X |
| 8.2 | VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) | X | | | |
| 8.3 | VENTILATION OF ATTIC AND FOUNDATION AREAS | | | X | |
| 8.4 | VENTING SYSTEMS (Kitchens, baths and laundry) | | | | X |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Ridge vents

Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced

Comments:

8.1 Insulation is loose in one area and needs to be re secured in place.



8.1 Picture 1

8.4 There is some debris in the exit point outside for the gas range. Debris should be cleaned out so vent works at maximum efficiency.



8.4 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best

interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|-----------------------------|----|----|----|----|-------------------------------|
| 9.0 | DISHWASHER | | X | | | Exhaust/Range hood: VENTED |
| 9.1 | RANGES/OVENS/COOKTOPS | X | | | | Trash Compactors: NONE |
| 9.2 | RANGE HOOD | X | | | | |
| 9.3 | TRASH COMPACTOR | | | X | | |
| 9.4 | FOOD WASTE DISPOSER | X | | | | |
| 9.5 | MICROWAVE COOKING EQUIPMENT | X | | | | |
| 9.6 | Dryer | | X | | | |
| 9.7 | Washing Machine | | X | | | |
| 9.8 | Refridgerator | X | | | | |
| | | IN | NI | NP | RR | |

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Comments:

9.0 Dishwasher was not run through its cycle as the water was not turned on till late into the inspection. We do not turn on the water shutoff valve in case there are issues we are not aware off. List agent was late getting the water turned on.

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.

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INVOICE

Aussiehome Inspections
58 Outback Ln Banner Elk NC 28604
828 406 4225
Inspected By: Peter Stapleton

Inspection Date: 5/16/2019
Report ID:

| Customer Info: | Inspection Property: |
|---|----------------------|
| Customer's Real Estate Professional: | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|---------|-------|--------|-----------------------------|
| | | | Tax \$0.00 |
| | | | Total Price \$635.00 |

Payment Method:
Payment Status:
Note:



Aussiehome Inspections

Peter Stapleton
58 Outback Ln Banner Elk NC 28604
828 406 4225



Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.