

General Summary



Aussie Home Inspections

58 Outback Ln Banner Elk 28604

Ph (828) 8981956

Cell (828) 4064225

Customer

SAMPLE

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

2 Exterior

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

Inspected, Repair or Replace

Corner post at the bottom of the back stairs is loose. This could result in an injury if not corrected. Recommend repair by somebody qualified.



2.3 Picture 1

3 Interiors

3.0 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The half bath door downstairs does not close correctly. Also the door into the downstairs bedroom is catching around door frame. Recommend repair.

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Both of the wall cabinets in the bathrooms are not secured to the wall at the bottom section. This should be corrected to avoid a possible injury. Sink counter tops are loose in all bathrooms and need to be secured to base cabinets to avoid possible damage to plumbing system. Recommend repair by a qualified person.



3.4 Picture 1

5 Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The commode is loose in the upstairs bathroom. This could result in water damage to the floor. There is no evidence of any water damage at this time. Repairs may involve re-setting the toilet on a new wax seal.

The drainage flow in the upstairs tub is slow. This could be the result of a blockage in the system and should be corrected.

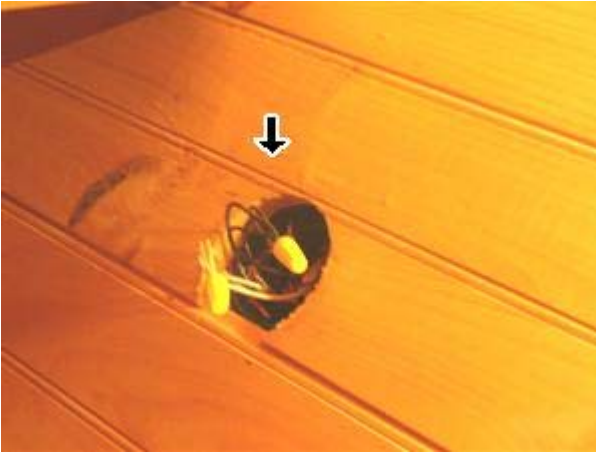
I recommend a licensed plumber address the above issues.

6 Electrical System

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number of operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

This junction box in the upstairs bedroom storage closet wall should be sealed off with the proper cover for safety reasons. Any electrical work should be done by somebody licensed.



6.3 Picture 1

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

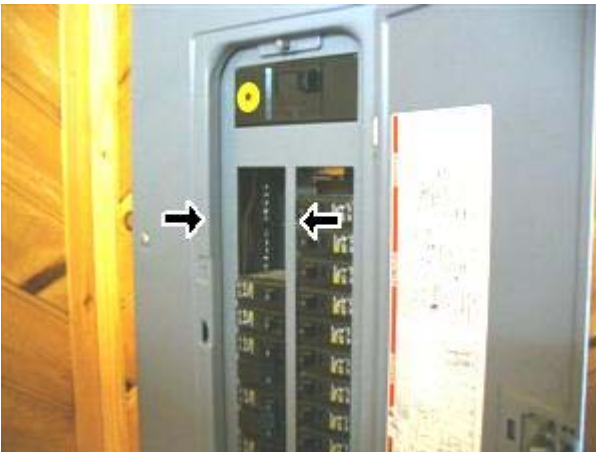
The GFCI (Ground Fault Circuit Interrupter) outlet in the Kitchen on the left side of sink will not "trip" when tested. This is a safety issue and the GFI outlet should be replaced. A licensed electrician should perform repairs that involve wiring.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Repair or Replace

The main panel box is located in the front entrance room behind the entrance door.

There are breaker cover plates missing in the panel box. This is a safety hazard. A child could possibly put their hand inside the panel. Cover plates should be replaced by a licensed Electrician.



6.6 Picture 1

6.7 SMOKE DETECTORS

Repair or Replace

The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace by somebody qualified.

7 Heating / Central Air Conditioning

7.8 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

The air conditioner did operate but failed to produce cold air. I recommend a licensed HVAC contractor inspect and repair as needed.

8 Insulation and Ventilation

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The dryer is venting to the crawl space. This creates access moisture in the crawl space that can possibly cause damage to the floor system. There is no evidence of damage to the floor system at this time. Recommend vent pipe be vented to the outside of the house by somebody qualified.



8.4 Picture 1

9 Built-In Kitchen Appliances

9.1 RANGES/OVENS/COOKTOPS

Repair or Replace

There is no anti tip device installed on the base of the kitchen stove. This could result in a small child climbing on to the open oven door and tipping stove over, possibly resulting in a serious injury. Recommend the anti tip device be installed by somebody qualified.

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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Inspection Report

SAMPLE

Property Address:



Aussie Home Inspections

Peter Stapleton
58 Outback Ln Banner Elk 28604
Ph (828) 8981956
Cell (828) 4064225



Date: 1/17/2009	Time: 8:55 AM	Report ID: Holten
Property:	Customer: SAMPLE	Real Estate Professional: Shirley Jonas Ridge Reality

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 5 Years

Client Is Present:
No

Radon Test:
Yes

Water Test:
No

Weather:
Snow

Temperature:
Below 32

Rain in last 3 days:
No

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
1.0	ROOF COVERINGS	X				Roof Covering: Metal
1.1	FLASHINGS	X				Viewed roof covering from: Ground
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X				Chimney (exterior): N/A
		IN	NI	NP	RR	

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

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: Hollow core
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X	Appurtenance: Deck with steps
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Driveway: Gravel
2.5	EAVES, SOFFITS AND FASCIAS	X				

IN NI NP RR

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Comments:

2.3 Corner post at the bottom of the back stairs is loose. This could result in an injury if not corrected. Recommend repair by somebody qualified.

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	
3.0	DOORS (REPRESENTATIVE NUMBER)				X	Styles & Materials Ceiling Materials: Wood
3.1	WALLS	X				Wall Material: Wood
3.2	FLOORS	X				Floor Covering(s): Laminated T&G
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Interior Doors: Wood
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: Laminate

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Comments:

3.0 The half bath door downstairs does not close correctly. Also the door into the downstairs bedroom is catching around door frame. Recommend repair.

3.4 Both of the wall cabinets in the bathrooms are not secured to the wall at the bottom section. This should be corrected to avoid a possible injury.

Sink counter tops are loose in all bathrooms and need to be secured to base cabinets to avoid possible damage to plumbing system. Recommend repair by a qualified person.

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	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.)	X				Styles & Materials Foundation: Masonry block Method used to observe Crawlspace: From entry
4.1	WALLS (Structural)	X				Floor Structure: 2 X 8
4.2	COLUMNS OR PIERS	X				Wall Structure: Wood
4.3	FLOORS (Structural)	X				Columns or Piers: Masonry block
4.4	CEILINGS (structural)	X				Ceiling Structure: 2X8
4.5	ROOF STRUCTURE AND ATTIC	X				Roof Structure: Stick-built Roof-Type: Gable

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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: Unable to determine
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): CPVC
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)			X		Plumbing Water Distribution (inside home): PVC
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X		Washer Drain Size: Not visible
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: 50 Gallon (2-3 people)

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Comments:

5.0 The commode is loose in the upstairs bathroom. This could result in water damage to the floor. There is no evidence of any water damage at this time. Repairs may involve re-setting the toilet on a new wax seal.

The drainage flow in the upstairs tub is slow. This could be the result of a blockage in the system and should be corrected.

I recommend a licensed plumber address the above issues.

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: Overhead service
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	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)				X	Branch wire 15 and 20 AMP: Copper
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				Wiring Methods: Romex
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X	
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS				X	
6.7	SMOKE DETECTORS				X	
6.8	CARBON MONOXIDE DETECTORS			X		

IN NI NP RR

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

Comments:

6.3 This junction box in the upstairs bedroom storage closet wall should be sealed off with the proper cover for safety reasons. Any electrical work should be done by somebody licensed.

6.5 The GFCI (Ground Fault Circuit Interrupter) outlet in the Kitchen on the left side of sink will not "trip" when tested. This is a safety issue and the GFI outlet should be replaced. A licensed electrician should perform repairs that involve wiring.

6.6 The main panel box is located in the front entrance room behind the entrance door.

There are breaker cover plates missing in the panel box. This is a safety hazard. A child could possibly put their hand inside the panel. Cover plates should be replaced by a licensed Electrician.

6.7 The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace by somebody qualified.

6.8 There is no carbon monoxide detector found in home. When burning any type of fossil fuel It is recommended that a carbon monoxide detector be installed according to the manufacturer's instructions.

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				Styles & Materials Heat Type: Radiant Floor
7.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
7.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood) Two
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			X		Types of Fireplaces: Non-vented gas logs
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Number of Woodstoves: None
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			X		Number of AC Only Units: None
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

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Comments:

7.8 The air conditioner did operate but failed to produce cold air. I recommend a licensed HVAC contractor inspect and repair as needed.

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	Styles & Materials
8.0	INSULATION IN ATTIC		X			Attic Insulation: Unknown
8.1	INSULATION UNDER FLOOR SYSTEM	X				Ventilation: Ridge vents
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				Exhaust Fans: None
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Dryer Power Source: 220 Electric
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)				X	Dryer Vent: Flexible Metal
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Floor System Insulation: Faced

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Comments:

8.4 The dryer is venting to the crawl space. This creates access moisture in the crawl space that can possibly cause damage to the floor system. There is no evidence of damage to the floor system at this time. Recommend vent pipe be vented to the outside of the house by somebody qualified.

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				Disposer Brand: NONE
9.1	RANGES/OVENS/COOKTOPS				X	Exhaust/Range hood: NONE
9.2	RANGE HOOD			X		Built in Microwave: NONE
9.3	TRASH COMPACTOR			X		Trash Compactors: NONE
9.4	FOOD WASTE DISPOSER			X		
9.5	MICROWAVE COOKING EQUIPMENT			X		

IN NI NP RR

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Comments:

9.1 There is no anti tip device installed on the base of the kitchen stove. This could result in a small child climbing on to the open oven door and tipping stove over, possibly resulting in a serious injury. Recommend the anti tip device be installed by somebody qualified.

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

Aussie Home Inspections
58 Outback Ln Banner Elk 28604
Ph (828) 8981956
Cell (828) 4064225
Inspected By: Peter Stapleton

Inspection Date: 1/17/2009
Report ID: Holten

Customer Info:	Inspection Property:
SAMPLE Customer's Real Estate Professional: Shirley Jonas Ridge Reality	

Inspection Fee:

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

Payment Method:

Payment Status:

Note:



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