



Inspection Report

Sam & Piper Potter

Property Address:
580 Maple Street
Brevard NC 28712



OBLADA, Inc

**Dan O'Brien 2421 2421
O'Brien Home Inspections
791 Capps Road
Pisgah Forest, NC 28768**



Table of Contents

[Cover Page..... 1](#)
[Table of Contents 3](#)
[Intro Page..... 4](#)
[1 Roofing / Chimneys / Roof Structure and Attic5](#)
[2 Exterior 7](#)
[3 Kitchen Components and Appliances..... 9](#)
[4\(A\) Dining Room 11](#)
[4\(B\) Living Room..... 13](#)
[4\(C\) Bedrooms \(3\)..... 14](#)
[5 Bathroom and Components..... 15](#)
[6 Structural Components..... 16](#)
[7 Plumbing System..... 17](#)
[8 Electrical System..... 19](#)
[9 Heating / Central Air Conditioning 20](#)
[General Summary 22](#)
[Invoice 29](#)

Date: 11/13/2020	Time: 10:00 AM	Report ID:
Property: 580 Maple Street Brevard NC 28712	Customer: Sam & Piper Potter	Real Estate Professional: Catherine Craven Looking Glass Realty

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.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

site built in 1940

Home Faces:

East

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Limitations:

Stored Personal Items, limited visibility, The residential property disclosure statement for the subject property was not provided to the home inspector prior to the home inspection.

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ground

Roof-Type:

Gable

Roof Covering:

3-Tab
Architectural
Asphalt/Fiberglass

Chimney (exterior):

Metal Chimney Cap
Stone
Extra Info : Sealed. One abandoned chimney in the attic.

Roof Ventilation:

None found

Method used to observe attic:

Walked

Roof Structure:

2 X 6 Rafters
Common board
Not visible
Sheathing
Stick-built

Ceiling Structure:

6" or better

Attic info:

Storage

Attic Insulation:

Batt
Fiberglass
R-19
Vermiculite

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Ventilation				•
1.4	Roof Drainage Systems (gutters and downspouts)	•			
1.5	Roof Structure and Attic (Report leak signs or condensation)	•			
1.6	Ventilation Fans and Thermostatic Controls (Attic)	•			
1.7	Insulation in Attic				•
1.8	Visible Electric Wiring in Attic	•			

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

IN NI NP RR

Comments:

1.3 There is no roof ventilation. Most architectural shingle manufacturers require at least 2 means of venting the roof system to promote shingle longevity. It is recommended to have a professional roofing contractor install proper roof ventilation to promote the life the of the roof covering and to promote energy efficiency.

1.7 (1) Evidence suggests that there is vermiculite insulation installed in the attic. This material may contain asbestos fibers. It is recommended to have a certified indoor air quality specialist test the material and safely remove the material as necessary to reduce the risk of health concerns regarding carcinogens.



1.7 Item 1(Picture) vermiculite



1.7 Item 2(Picture) vermiculite

1.7 (2) It is recommended to have a qualified contractor secure all loose fiberglass insulation to promote the intended function.



1.7 Item 3(Picture) secure the insulation

1.8 There is not power provided for the window a/c unit.

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.

Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board

Wood

Exterior Entry Doors:

Wood

Fiberglass

Insulated glass

Appurtenance:

Covered porch

Deck

Patio

Driveway:

Gravel

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			
2.6	Plumbing Water Faucets (hose bibs)				•
2.7	Outlets/ Electrical Items (Exterior)	•			

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

IN NI NP RR

Comments:

🏠 2.1 Daylight is visible at the main entry door. It is recommended to have a qualified person install weather stripping to reduce the risk of weather and pest entry into the structure.



2.1 Item 1(Picture) front door

🏠 2.2 The right basement window, as viewed from the exterior, is loose and there are air gaps. The basement window under the deck has broken glass. It is recommended to have a qualified carpenter repair or replace the windows to reduce the risk of weather and pest entry.



2.2 Item 1(Picture) right basement window

2.4 There is standing water visible at the bottom of the basement exterior stairs. The basement door is damaged, most likely due to water intrusion. It is recommended to have a qualified contractor make all necessary repairs to the site drainage prior to replacing the damaged door.



2.4 Item 1(Picture) standing water



2.4 Item 2(Picture) basement door

2.6 There is a galvanized water line at the South side of the house. It is recommended to insulate this water line as necessary to reduce the risk of damage during freezing temperatures.



2.6 Item 1(Picture) galvanized plumbing

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. Kitchen Components and 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.

Styles & Materials

Dishwasher Brand:
FRIGIDAIRE

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
FRIGIDAIRE

Built in Microwave:
FRIGIDAIRE

Cabinetry:
Wood

Countertop:
Laminate

Refrigerator:
FRIGIDAIRE
Serial # : with an ice maker

Clothes Dryer Vent Material:
Flexible Metal

Dryer Power Source:
220 Electric
Extra Info : 3 prong outlet

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls	•			
3.2	Floor	•			
3.3	Pantry/Closet Doors			•	
3.4	Windows				•
3.5	Counters and a representative number of Cabinets	•			
3.6	Plumbing Drain and Vent Systems	•			
3.7	Plumbing Water Supply Faucets and Fixtures	•			
3.8	Outlets Wall Switches and Fixtures				•
3.9	Dishwasher	•			
3.10	Ranges/Ovens/Cooktops	•			
3.11	Range Hood	•			
3.12	Trash Compactor			•	
3.13	Food Waste Disposer	•			
3.14	Microwave Cooking Equipment	•			
3.15	Clothes Dryer Vent Piping				•
3.16	Refrigerator	•			
3.17	Laundry Appliances	•			
3.18	Heat Source	•			

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

IN NI NP RR

Comments:

3.4 The bottom sash at the center window is cloudy in between the panes of glass. This is indicative of a failed thermal seal. It is recommended to have a qualified window contractor repair or replace the window to reduce the risk of further damage.



3.4 Item 1(Picture) kitchen window

3.8 (1) Although the installation of an ungrounded GFCI protected outlet is considered to be acceptable, it is highly recommended to have a licensed electrician provide proper grounding for all kitchen outlets to reduce the risk of personal injury. This is regarding the outlet closest to the sink.

3.8 (2) There is an open grounded 3 prong outlet installed to the left of the refrigerator. It is recommended to have a licensed electrician make the necessary repairs to provide proper wiring.

3.15 There is a hole in the dryer duct. It is recommended to have a qualified contractor repair or replace the duct to promote proper ventilation.



3.15 Item 1(Picture) hole in the duct

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.

4(A) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Area rug
Wood

Window Types:

Double-hung
Thermal/Insulated
Tilt feature

		IN	NI	NP	RR
4.0.A	Ceilings	•			
4.1.A	Walls	•			
4.2.A	Floors	•			
4.3.A	Steps, Stairways, Balconies and Railings			•	
4.4.A	Doors (Representative number)			•	
4.5.A	Windows (Representative number)	•			
4.6.A	Outlets, Switches and Fixtures				•
4.7.A	Heat Source	•			

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

IN NI NP RR

Comments:

↑ 4.6.A There is unprotected wiring at the outlet below the window. It is recommended to have a qualified electrician or carpenter provide physical protection for the wiring to reduce the risk of personal injury and property damage.



4.6.A Item 1(Picture) protect the wiring

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(B) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Area rug
Wood

Interior Doors:

Wood

Window Types:


Double-hung
Thermal/Insulated
Tilt feature

		IN	NI	NP	RR
4.0.B	Ceilings	•			
4.1.B	Walls	•			
4.2.B	Floors	•			
4.3.B	Steps, Stairways, Balconies and Railings			•	
4.4.B	Doors (Representative number)				•
4.5.B	Windows (Representative number)	•			
4.6.B	Outlets, Switches and Fixtures	•			
4.7.B	Heat Source	•			

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

IN NI NP RR

Comments:

 **4.4.B** The entry door at the hallway did not latch closed. It is recommended to have a qualified carpenter make the necessary repairs to allow the door to be latched closed.

4.6.B (1) It is recommended to have a qualified carpenter provide physical protection for the wiring at the top of the interior basement stairs.



4.6.B Item 1(Picture) protect the wiring

4.6.B (2) There is an open grounded 3 prong outlet installed at the front exterior wall. It is recommended to have a licensed electrician make the necessary repairs to provide proper wiring.

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(C) . Bedrooms (3)

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Wood

Interior Doors:

Wood

Window Types:

- Double-hung
- Thermal/Insulated
- Tilt feature

		IN	NI	NP	RR
4.0.C	Ceilings	•			
4.1.C	Walls	•			
4.2.C	Floors	•			
4.3.C	Steps, Stairways, Balconies and Railings			•	
4.4.C	Doors (Representative number)	•			
4.5.C	Windows (Representative number)	•			
4.6.C	Outlets, Switches and Fixtures	•			

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

IN NI NP RR

		IN	NI	NP	RR
4.7.C	Heat Source	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

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

5. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan with light

Sink:

Solid Surface


Tub:

Cast Iron
Tile Surround

		IN	NI	NP	RR
5.0	Counters and Cabinets	•			
5.1	Doors (Representative number)	•			
5.2	Windows	•			
5.3	Plumbing Drain, Waste and Vent Systems				•
5.4	Plumbing Water Supply and Distribution Systems and Fixtures	•			
5.5	Outlets Switches and Fixtures	•			
5.6	Exhaust fan	•			
5.7	Floors, Ceilings, Walls				•
5.8	Shower	•			
5.9	Tub	•			
5.10	Sink	•			
5.11	Toilet	•			
5.12	Heat Source	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

5.3 The sink drain is slow to drain. It is recommended to have a qualified plumber make the necessary repairs to allow the sink to drain at a proper rate.

 **5.7** There are cracked tiles in the bathroom floor. It is recommended to have a qualified flooring contractor repair or replace the damaged tiles.



5.7 Item 1(Picture) cracked tile

6. 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.

Styles & Materials

Foundation:

Rock

Method used to observe Crawlspace:

Crawled

Floor Structure:

- Slab
- Wood beams
- Wood joists

Wall Structure:

- Wood
- Masonry

Columns or Piers:

- Stone
- Wood Posts

Floor System Insulation:

- Batts
- Fiberglass
- R-19

		IN	NI	NP	RR
6.0	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.)	•			
6.1	Walls (Structural)	•			
6.2	Columns or Piers	•			
6.3	Floors (Structural)	•			
6.4	Ceilings (Structural)	•			
6.5	Insulation under Floor System	•			
6.6	Vapor Retarders (On ground in crawlspace or basement)	•			
6.7	Ventilation of Foundation Area (crawlspace or basement)	•			

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

IN NI NP RR

Comments:

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.

7. 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.

Styles & Materials

<p>Water Source: Public</p>	<p>Plumbing Water Supply (into home): Galvanized (old)</p>	<p>Plumbing Water Distribution (inside home): PEX POLY</p>
<p>Washer Drain Size: 2" Diameter</p>	<p>Plumbing Waste Line: PVC</p>	<p>Water Heater Power Source: Electric</p>
<p>Water Heater Capacity: 40 Gallon (1-2 people)</p>	<p>Manufacturer: CRAFTMASTER Extra Info : manufactured in 2010</p>	<p>Water Heater Location: Basement</p>

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Plumbing Water Supply and Distribution Systems and Fixtures				•
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
7.3	Main Water Shut-off Device (Describe location)	•			
7.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.5	Main Fuel Shut-off (Describe Location)	•			
7.6	Sump Pump			•	

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

IN NI NP RR

Comments:

7.1 The main water line that enters the house is made of galvanized metal. This material has a history of corroding. If reduced water pressure or water consumption increases without just cause, it is recommended to have a licensed plumber replace the main water line. Reduced water pressure is evident.

There is a small section of polybutylene water line at the main shut off location. Replacement is recommended due to a known history of material defects.



7.1 Item 1(Picture) galvanized and polybutylene

7.3 The main water shut off valve is a green handle located near the basement interior stair system.



7.3 Item 1(Picture) main water shut off valve

7.5 The main gas shut off valve is at the exterior gas meter. Each gas fired component has its own shut off valve as required.

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.

8. 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.

Styles & Materials

Electrical Service Conductors: Overhead service Copper 220 volts	Panel capacity: 200 AMP Extra Info : 100 amp sub panel. Room to expand.	Panel Type: Circuit breakers AFCI Breakers
Electric Panel Manufacturer: CUTLER HAMMER GENERAL ELECTRIC Extra Info : Exterior panel manufactured by Cutler Hammer	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

		IN	NI	NP	RR
8.0	Service Entrance Conductors	•			
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
8.3	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)	•			
8.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
8.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
8.6	Location of Main and Distribution Panels	•			
8.7	Smoke Detectors	•			
8.8	Carbon Monoxide Detectors				•

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

IN NI NP RR

Comments:

8.1 It is recommended to have each circuit breaker properly identified for ease of repairs.

8.6 The main electrical panel and disconnect breaker is located at the South exterior. There is an electrical sub panel installed in the basement.

8.8 It is recommended to install carbon monoxide detectors in the house audible to all sleeping areas to promote safety for all occupants.

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.

9. 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.

Styles & Materials

<p>Heat Type: Forced Air</p>	<p>Energy Source: Natural gas</p>	<p>Number of Heat Systems (excluding wood): One</p>
<p>Heat System Brand: AIRE FLO Model # : AF92MPE075438 serial# 4607D01696 manufactured in 2007</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>
<p>Filter Size: 16x25 Extra Info : at the furnace</p>	<p>Types of Fireplaces: Non-vented gas logs Extra Info : manufactured by Pro Com model# CRHLD18TB serial# LA853598</p>	<p>Operable Fireplaces: One</p>
<p>Cooling Equipment Type: Air conditioner unit</p>	<p>Cooling Equipment Energy Source: Electricity</p>	<p>Central Air Manufacturer: AIRE FLO UNITARY Serial # : 4607K58360 model# 2AC13B24P-28 manufactured in 2007 (R22)</p>

Number of AC Only Units:
One

		IN	NI	NP	RR
9.0	Heating Equipment	•			
9.1	Normal Operating Controls	•			
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
9.4	Presence of installed heat source in each room	•			
9.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
9.6	Solid Fuel heating Devices (Fireplaces, Woodstove)			•	
9.7	Gas/LP Firelogs and Fireplaces				•
9.8	Cooling and Air Handler Equipment	•			

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

IN NI NP RR

		IN	NI	NP	RR
9.9	Normal Operating Controls	•			
9.10	Presence of installed cooling source in each room	•			

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

IN NI NP RR

Comments:

9.3 The Filter is dirty and needs replacing in the basement.



9.3 Item 1(Picture) dirty air filter

9.7 The gas fired log insert could not be lit at the time of the inspection. The gas supply is shut off at the gas logs. It is recommended to ensure that the gas logs are functioning as intended prior to closing on the purchase of the property.



9.7 Item 1(Picture) gas shut off valve

9.8 The access panel at the exterior unit was removed for a visual inspection.

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.

General Summary



OBLADA, Inc

O'Brien Home Inspections
791 Capps Road
Pisgah Forest, NC 28768

Customer

Sam & Piper Potter

Address

580 Maple Street
Brevard NC 28712

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

1. Roofing / Chimneys / Roof Structure and Attic

1.3 Roof Ventilation

Repair or Replace




There is no roof ventilation. Most architectural shingle manufacturers require at least 2 means of venting the roof system to promote shingle longevity. It is recommended to have a professional roofing contractor install proper roof ventilation to promote the life the of the roof covering and to promote energy efficiency.

1.7 Insulation in Attic

Repair or Replace

1. Roofing / Chimneys / Roof Structure and Attic


-  (1) Evidence suggests that there is vermiculite insulation installed in the attic. This material may contain asbestos fibers. It is recommended to have a certified indoor air quality specialist test the material and safely remove the material as necessary to reduce the risk of health concerns regarding carcinogens.



1.7 Item 1(Picture) vermiculite



1.7 Item 2(Picture) vermiculite

-  (2) It is recommended to have a qualified contractor secure all loose fiberglass insulation to promote the intended function.



1.7 Item 3(Picture) secure the insulation

2. Exterior

2.1 Doors (Exterior)

Repair or Replace

-  Daylight is visible at the main entry door. It is recommended to have a qualified person install weather stripping to reduce the risk of weather and pest entry into the structure.

2. Exterior



2.1 Item 1(Picture) front door

2.2 Windows

Repair or Replace



The right basement window, as viewed from the exterior, is loose and there are air gaps. The basement window under the deck has broken glass. It is recommended to have a qualified carpenter repair or replace the windows to reduce the risk of weather and pest entry.



2.2 Item 1(Picture) right basement window

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace



There is standing water visible at the bottom of the basement exterior stairs. The basement door is damaged, most likely due to water intrusion. It is recommended to have a qualified contractor make all necessary repairs to the site drainage prior to replacing the damaged door.

2. Exterior



2.4 Item 1(Picture) standing water



2.4 Item 2(Picture) basement door

3. Kitchen Components and Appliances

3.4 Windows

Repair or Replace



The bottom sash at the center window is cloudy in between the panes of glass. This is indicative of a failed thermal seal. It is recommended to have a qualified window contractor repair or replace the window to reduce the risk of further damage.



3.4 Item 1(Picture) kitchen window

3.15 Clothes Dryer Vent Piping

Repair or Replace



There is a hole in the dryer duct. It is recommended to have a qualified contractor repair or replace the duct to promote proper ventilation.

3. Kitchen Components and Appliances



3.15 Item 1(Picture) hole in tje duct

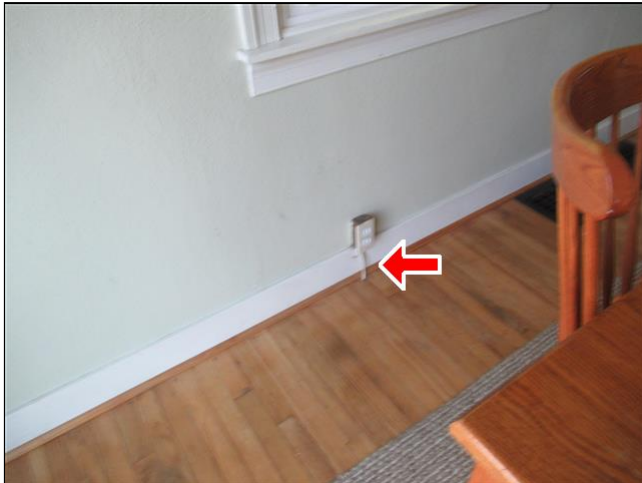
4(A). Dining Room

4.6.A Outlets, Switches and Fixtures

Repair or Replace



There is unprotected wiring at the outlet below the window. It is recommended to have a qualified electrician or carpenter provide physical protection for the wiring to reduce the risk of personal injury and property damage.



4.6.A Item 1(Picture) protect the wiring

4(B). Living Room

4.4.B Doors (Representative number)

Repair or Replace



The entry door at the hallway did not latch closed. It is recommended to have a qualified carpenter make the necessary repairs to allow the door to be latched closed.

5. Bathroom and Components

5.7 Floors, Ceilings, Walls

Repair or Replace



There are cracked tiles in the bathroom floor. It is recommended to have a qualified flooring contractor repair or replace the damaged tiles.



5.7 Item 1(Picture) cracked tile

7. Plumbing System

7.1 Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace



The main water line that enters the house is made of galvanized metal. This material has a history of corroding. If reduced water pressure or water consumption increases without just cause, it is recommended to have a licensed plumber replace the main water line. Reduced water pressure is evident.

There is a small section of polybutylene water line at the main shut off location. Replacement is recommended due to a known history of material defects.



7.1 Item 1(Picture) galvanized and polybutylene

8. Electrical System

8.8 Carbon Monoxide Detectors

Repair or Replace



It is recommended to install carbon monoxide detectors in the house audible to all sleeping areas to promote safety for all occupants.

9. Heating / Central Air Conditioning

9.7 Gas/LP Firelogs and Fireplaces

Repair or Replace



The gas fired log insert could not be lit at the time of the inspection. The gas supply is shut off at the gas logs. It is recommended to ensure that the gas logs are functioning as intended prior to closing on the purchase of the property.



9.7 Item 1(Picture) gas shut off valve

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dan O'Brien 2421



INVOICE

OBLADA, Inc
 O'Brien Home Inspections
 791 Capps Road
 Pisgah Forest, NC 28768
 Inspected By: Dan O'Brien 2421

Inspection Date: 11/13/2020
 Report ID:

Customer Info:	Inspection Property:
Sam & Piper Potter	580 Maple Street Brevard NC 28712
Customer's Real Estate Professional: Catherine Craven Looking Glass Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,500	375.00	1	375.00
Radon test	100.00	1	100.00
			Tax \$0.00
			Total Price \$475.00

Payment Method:

Payment Status: Invoice Sent

Note: Please make check payable to O'Brien Home Inspections and mail to 791 Capps Rd, Pisgah Forest, NC 28768