

The Inspection Company, LLC

Property Inspection Report



124 Any Street, Atlanta, GA 30307

Inspection prepared for: John Q. Client

Date of Inspection: 4/18/2013 Time: 1:40 PM

Age of Home: 1 year Size: 2,300 SF

Weather: 79°, partly cloudy

Inspector: Michael W. Collins-Smythe, ACI

ASHI Certified Inspector #211023 | IRC Certified Inspector #5222542

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inspection-company.com

INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building Inspection is a visual inspection of the above property and is not intended as a warranty or guarantee of any type. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (**The Inspection Company of Georgia, Inc.**) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgment beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **AGREEMENT FOR HOME INSPECTION SERVICES** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **AGREEMENT FOR HOME INSPECTION SERVICES**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **AGREEMENT FOR HOME INSPECTION SERVICES**.

GLOSSARY OF TERMS:

APPEARS NORMAL: Item inspected is functioning as intended with normal wear and tear; no repair is needed as of the time of inspection.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored for any future changes in condition and may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

CLIENT RECOMMENDATION: Suggest that the client consider changing, upgrading, or improving an item or function.

The purpose of the investigation was to observe, qualify, and record various defects, cracks, and misalignments occurring in the structure pursuant to an analysis of the cause. Items have been documented that may need to be corrected, changed, or possibly out of code, or items that should be brought to the minimum standards set forth by the construction industry.

This report is not technically exhaustive, nor is it likely to contain every potential problem with this house. Some problems can be hidden, but most leave signs of their presence. In some cases items and furnishings in a home can obstruct visibility of defects. Additionally, some items can come into disrepair after the inspection but prior to closing; client is advised to do a final walk-through immediately prior to closing. Our inspection is thorough, but time and financial constraints limit the extent of analysis.

Please read your custom report carefully and completely.

Report Summary

Outdoor Environment		
Page 6 Item: 1	Exterior Grading	<p>1.1. REVERSE GRADING: Reverse grading was observed at the foundation wall at side A. The soil incorrectly slopes back towards the foundation. General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6" drop for 10' horizontally. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.</p> <p>1.2. GRADE TOO CLOSE TO SIDING: The Inspector observed that the grade is too close to the bottom edge of the exterior cladding at side C (near air condensing units). There should be a 6" clearance between the bottom edge of siding and the top of the mulch. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 7 Item: 5	Deck	<p>5.2. FLASHING: The Inspector observed that the deck does not have flashing installed where connected to the house. Flashing prevents wood rot that can lead to deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 7 Item: 6	Stairs & Handrail	<p>6.1. STRINGER ATTACHMENT FOR DECK STEPS TO FLOOR: The Inspector did not observe adequate connection of the stringers to the deck floor system. Current building practice requires installation of 600 lb. rated metal brackets to connect the stringers. This is an easy, but important correction to prevent possible detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>6.2. LOOSE HANDRAIL AT DECK: The handrail at the deck is loose and could detach. It is recommended to install 4" lag screws to provide better connection for safety. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>6.3. STEP TREADS: Nails are inadequate at the step treads; this could cause detachment or a trip hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 8 Item: 7	Downspout Drainage Condition	<p>7.2. EXTENSION PIPES: The home's downspout needs an extension pipe where missing at side C. It is important to drain storm water away from the foundation of the structure so it does not cause damage by softening the soil under the foundation.</p>
Building Exterior		
Page 10 Item: 7	Exterior Caulk and Painting Condition	<p>7.3. CAULK GAPS: The Inspector observed gaps around the pipe penetrations at the exterior walls. The annular spaces (gaps) should be sealed with an elastomeric caulk to prevent water entry and damage. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Roof		

Page 12 Item: 2	Flashing (as visible)	2.3. STEP FLASHING: The Inspector observed that the roof-to-wall flashing at side D on the front is roll flashing rather than step flashing as required. The Inspector advises the Client to arrange to have a professional certified roofing contractor further evaluate and address as necessary. (R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method.)
Interior		
Page 13 Item: 5	Safety Glazing (Tempered Glass)	5.2. TEMPERED GLAZING: Window glazing did not appear to be tempered (safety glass) at the following location(s): window near rear door. Building standards require that glass used in doors, used at windows adjacent to exterior doors, used near stairways, and used near bathtubs be tempered however. The glazing should be used with caution unless corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.)
Interior Elements		
Page 15 Item: 3	Fireplace Condition	3.3. SEAL GAP AT GAS LINE PENETRATION: The Inspector observed A gap around the gas pipe penetration at the firebox. The annular space (gap) should be sealed with a fire-rated sealant for safety. This is easily correctable. Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 16 Item: 4	Damper Condition	4.2. SAFETY CLIP: The Inspector did not observe a safety clip at the damper. This is recommended for dampers where gas logs are used at fireplaces. Clips reduce possible carbon monoxide hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Kitchen		
Page 25 Item: 8	Countertop Receptacles	8.2. LACKING COUNTER AREA RECEPTACLE(S): The Inspector observed that the kitchen countertop is not adequately served with receptacles per current standards. A receptacle should be available to serve each 2' section of a counter. One is missing at side B (far left of sink area). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 25 Item: 12	Dishwasher	12.2. DRAIN LOOP: The Inspector did not observe a drain loop for the dishwasher. Drain loops help prevent dirty sink dishwasher from draining through the discharge tube into the dishwasher. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Electrical		
Page 30 Item: 5	Distribution Panelboard	5.2. PANELBOARD LOCATED INSIDE CLOSET: The Inspector observed that the distribution panel is located in a small closet under the stairs. Current electrical standards prohibit installation of panelboards inside closets. The panel should be used with caution unless it is moved. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary. (240.24 Location in or on Premises (D) Not in Vicinity of Easily Ignitable Material -Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as in clothes closets. Examples of locations where combustible materials may be stored are linen closets, paper storage closets, and clothes closets.)

Main HVAC

Page 33 Item: 6	Servicing of HVAC	6.1. SERVICING HVAC: The Inspector did not observe any evidence that the HVAC has been serviced in the past twelve months. The Inspector highly recommends that professional and thorough servicing of the system be performed by a licensed, NATE Certified HVAC contractor.
Upstairs HVAC		
Page 35 Item: 6	Servicing of HVAC	6.1. SERVICING HVAC: The Inspector did not observe any evidence that the HVAC has been serviced in the past twelve months. The Inspector highly recommends that professional and thorough servicing of the system be performed by a licensed, NATE Certified HVAC contractor.
Floor and Wall Structures		
Page 38 Item: 4	Floor System Insulation	4.1. FLOOR SYSTEM INSULATION SUGGESTED: The floor system is not insulated; this is common with older homes. It is recommended to install R-19 value insulation at the floor system to improve energy-efficiency of the home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 38 Item: 5	Wood Destroying Insects	5.1. TERMITE INSPECTION AND BOND: The Inspector advises the Client to obtain a termite protection bond is recommended for this home to protect the home's structure from future termite activity and potential damage.

Inspection Details

1. Attendance

In Attendance: *Client present*

2. Home Type

Home Type: *Single Family Home*

3. Occupancy

Occupancy: *Occupied - Furnished (belongings, furniture, stored items may obstruct defects; inspector does not move items during an inspection.)*

4. Utilities

Utilities: *All utilities were turned on at time of inspection.*

5. Orientation

Normal Minor Moder- Major Recom-
ate

X				
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side A



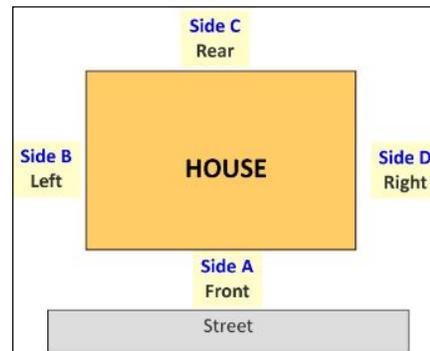
side B



side C



side D



Understanding sides

6. Mold and "Mold-like" Substances

Environmental: *This home may contain elevated mold or other biological substances. Testing for mold is not part of this inspection. Your Inspector can provide screening for active airborne mold gas for an additional fee. Testing is done with air samples that are forwarded to a certified laboratory for analysis. See end of report for more information or epa.gov/mold.*

7. Radon

Environmental: *This home may have elevated Radon gas levels. Testing for Radon gas levels is not part of this inspection. Your Inspector can provide testing for Radon gas levels as an additional service. See end of report for more information or epa.gov/radon.*

Outdoor Environment

1. Exterior Grading

Normal	Minor	Moderate	Major	Recom
X		X		

Observations:

1.1. **REVERSE GRADING:** Reverse grading was observed at the foundation wall at side A. The soil incorrectly slopes back towards the foundation. General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6" drop for 10' horizontally. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.

1.2. **GRADE TOO CLOSE TO SIDING:** The Inspector observed that the grade is too close to the bottom edge of the exterior cladding at side C (near air conditioning units). There should be a 6" clearance between the bottom edge of siding and the top of the mulch. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



reverse grading



grade is too high



understanding good grading

2. Driveway

Normal	Minor	Moderate	Major	Recom
X				

Observations:

2.1. **Appears normal.** No significant driveway cracking noted at this time.



general image of driveway

3. Walkway

Normal	Minor	Moderate	Major	Recom
X				

Observations:

3.1. **Appears normal.** No significant walkway cracking noted at this time.

4. Patio

Normal	Minor	Moderate	Major	Recom
X				

Observations:

4.1. **Appears normal.** Slight, normal hairline cracking noted.



general image of patio

5. Deck

Normal	Minor	Moderate	Major	Recommend
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

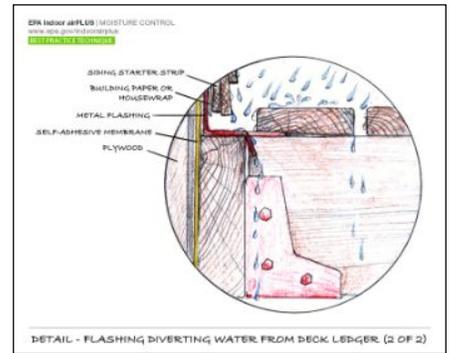
5.1. STAINING OF DECK: The Inspector recommends that the deck be stained regularly to help prevent wood deterioration caused by UV rays and water. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
 5.2. FLASHING: The Inspector observed that the deck does not have flashing installed where connected to the house. Flashing prevents wood rot that can lead to deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



no visible flashing at deck attachment



general image of deck



deck flashing detail

6. Stairs & Handrail

Normal	Minor	Moderate	Major	Recommend
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. STRINGER ATTACHMENT FOR DECK STEPS TO FLOOR: The Inspector did not observe adequate connection of the stringers to the deck floor system. Current building practice requires installation of 600 lb. rated metal brackets to connect the stringers. This is an easy, but important correction to prevent possible detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
 6.2. LOOSE HANDRAIL AT DECK: The handrail at the deck is loose and could detach. It is recommended to install 4" lag screws to provide better connection for safety. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
 6.3. STEP TREADS: Nails are inadequate at the step treads; this could cause detachment or a trip hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



loose handrail



missing brackets at stringers

7. Downspout Drainage Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:

7.1. Appears normal.

7.2. EXTENSION PIPES: The home's downspout needs an extension pipe where missing at side C. It is important to drain storm water away from the foundation of the structure so it does not cause damage by softening the soil under the foundation.



extension pipe is needed

8. General Drainage

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

8.1. Appears normal. Drainage conditions appeared normal at immediate vicinity of the home.

9. Vegetation

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

9.1. Appears normal. Good maintenance of vegetation is recommended.

10. Fence

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

10.1. Appears normal. Normal conditions at time of inspection. Regular maintenance is recommended.

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Appears normal. Foundation is underground/concealed which limits evaluation.

2. Foundation Walls Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: *Granite rubble stone.*

Observations:

2.1. FOUNDATION WALL HAIRLINE CRACKS: Typical, minor hairline cracks were observed and likely caused by minor differential settlement of the home's foundation. The cracks should be grouted with mortar and monitored over time. They do not appear to represent a significant concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



example very minor hairline crack

3. Cladding/Siding Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cladding Type: *Fiber cement siding (sometimes called Hardiplank)*

Observations:

3.1. Appears normal.

3.2. GOOD NEWS:

Fiber cement siding is installed at this home. This type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance/painting as wood siding products.

4. Gutters and Downspouts Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. Appears normal. No significant deficiencies noted. Sometimes minor deficiencies at gutter installations won't be noticeable until it rains.

5. Steps, Stairways and Railings Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Appears normal.

6. Porch Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Appears normal.

Stoop (very small porch) at front.

7. Exterior Caulk and Painting Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Appears normal. Cosmetic defects excepted.

7.2. GOOD NEWS:

The exterior has been recently painted. Paint protects the wood from deterioration. Good ongoing maintenance is recommended.

7.3. CAULK GAPS: The Inspector observed gaps around the pipe penetrations at the exterior walls. The annular spaces (gaps) should be sealed with an elastomeric caulk to prevent water entry and damage. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



caulk is needed

8. Eaves & Facia

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

8.1. Appears normal.

9. Drip Cap and Flashing Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

9.1. Appears normal.

Roof

The following is an opinion of the general condition of the roofing material and its components at the time of this inspection. Some roofs are walked and inspected while others are viewed from the ground with binoculars or from a ladder. The inspector does not remove leaf, pine straw or other debris during the roof inspection and is not responsible for leaks or roof damage in these areas. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks or may leak in the future. Client is advised to inspect the roof annually and to make maintenance repairs as needed.

1. Roof Covering

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof Inspection: *Roof Style: Intersecting gable.*
Estimated Age of Roof Covering Material: 1 year.
Inspected from ground level with binoculars.
Some areas of roof are obscured from view.
Inspector from ladder edge at sample areas.
 Materials: *Architectural-grade asphalt composite.*
 Observations:

- 1.1. Appears normal. Normal conditions at time of inspection.
- 1.2. NAIL HEADS: The Inspector observed some limited areas of exposed, rusted nail heads at the roof covering. They should be sealed with roofing mastic. This is a minor concern that can be easily addressed. The Inspector advises the Client to arrange to have a professional certified roofing contractor further evaluate and address as necessary.



general image of roof covering



general image of roof covering



general image of roof covering



general image of roof covering



general image of roof covering



example exposed nail head



example exposed nail head



general image of roof covering

2. Flashing (as visible)

Normal Minor Moderate Major Recom

Observations:

2.1. Appears normal at most locations. Note the visibility of flashing is very limited.
 2.2. Client noted prior concern with flashing deficit at the chimney that was addressed by the builder. It appears normal currently. It is recommended to continue monitoring during heavy storms as sometimes the causes of leaks are not readily visible.
 2.3. STEP FLASHING: The Inspector observed that the roof-to-wall flashing at side D on the front is roll flashing rather than step flashing as required. The Inspector advises the Client to arrange to have a professional certified roofing contractor further evaluate and address as necessary. (R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method.)



no visible step flashing

3. Vents (physical condition)

Normal Minor Moderate Major Recom

Observations:

3.1. Appears normal.

4. Chimney(s) Condition

Normal Minor Moderate Major Recom

Observations:

4.1. Appears normal.

5. Chimney Cap Condition

Normal Minor Moderate Major Recom

Observations:

5.1. Appears normal.

6. Roof Penetrations Condition

Normal Minor Moderate Major Recom

Observations:

6.1. Appears normal.

Interior

1. Wall Covering Condition

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall Covering Type: *Drywall.*

Observations:

1.1. Appears normal. Minor cracks and nail pops are common and considered cosmetic.

2. Ceilings Condition

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ceilings Type: *Drywall.*

Observations:

2.1. Appears normal. Minor cracks and nail pops are common and considered cosmetic.

3. Water/Moisture Damage

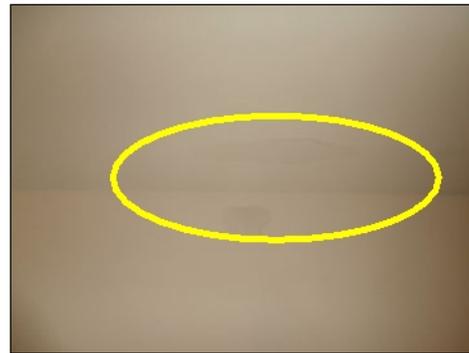
Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. **CEILING MOISTURE STAINS:** The Inspector observed moisture stains on the ceiling(s) at the following locations: and bedroom--downstairs. The stains appeared to be dry at the time of inspection as checked with a Flir infrared camera. The concern is cosmetic but the area should be monitored. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



moisture stain--bedroom downstairs



moisture stain--master bedroom

4. Windows Condition

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: *Wood dual-pane.*

Observations:

4.1. **MINOR STICKING OF WINDOWS:** Minor "sticking" of some windows noted.

5. Safety Glazing (Tempered Glass)

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Appears normal at most locations.

5.2. **TEMPERED GLAZING:** Window glazing did not appear to be tempered (safety glass) at the following location(s): window near rear door. Building standards require that glass used in doors, used at windows adjacent to exterior doors, used near stairways, and used near bathtubs be tempered however. The glazing should be used with caution unless corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.)



understanding safety glass

6. Interior Doors

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

- 6.1. Appears normal. (sample testing)
- 6.2. Front bedroom closet door at main floor will not latch. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

7. Floor Coverings

Normal	Minor	Moderate	Major	Recommend
X				

Materials: *Hardwood.*
Carpet.

Observations:

- 7.1. Appears normal. Minor, normal joint cracks present.

8. Wall and Ceiling Cracks

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

- 8.1. Appears normal. Typical, normal cracks observed. The cause is minor expansion and contraction of the home's wood framing and/or minor differential settlement.

Interior Elements

1. Smoke Detectors

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

1.1. Appears normal. Detectors were tested with artificial smoke.



smoke/co detector

2. Carbon Monoxide Detectors

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

2.1. **CARBON MONOXIDE DETECTORS:** Carbon monoxide (CO), an odorless, colorless gas, which can cause sudden illness and death, is produced any time a fossil fuel is burned. CPSC recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home. CO alarms may be installed into a plug-in receptacle or high on the wall. Hard wired or plug-in CO alarms should have battery backup. The Inspector strongly advises the home be equipped with carbon monoxide detectors. Two detectors are currently installed.

3. Fireplace Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Type: *Prefabricated fireplace with stainless steel liner.*

Observations:

3.1. Appears normal.
 3.2. Appears normal. Gas logs were tested and appeared to function as intended.
 3.3. **SEAL GAP AT GAS LINE PENETRATION:** The Inspector observed A gap around the gas pipe penetration at the firebox. The annular space (gap) should be sealed with a fire-rated sealant for safety. This is easily correctable. Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of fireplace



proper sealant should be installed

4. Damper Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. Appears normal.

4.2. SAFETY CLIP: The Inspector did not observe a safety clip at the damper. This is recommended for dampers where gas logs are used at fireplaces. Clips reduce possible carbon monoxide hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



safety clamp is needed

5. Smoke Chamber Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Appears normal. Visibility limited.

6. Chimney Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Appears normal. Recommend annual inspections and cleaning by CSIA certified chimney sweep.

7. Mantel and Hearth Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Appears normal.

8. Exterior Doors Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

8.1. Appears normal.

9. Stair Risers, Landings, Head Clearance

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Normal for age of home.

10. Stair Handrail and Guardrail Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. Appears normal.

No guardrail exists on left side of lower stairs, but greatest height is less than 30". One is not required by code; however, there could be exposure for small children. Supervise children as necessary who use stairs.

11. Stairway Illumination Condition

Normal Minor Moderate Major Recom

X				
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Observations:

11.1. Appears normal.

Upstairs Hallway Bathroom

1. Location

Location: *Hallway Upstairs.*

2. General

Normal Minor Moderate Major Recom

General Interior: *General condition is normal.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Tub Drain

Normal Minor Moderate Major Recom

Observations:

3.1. Appears normal. Tub drain appeared normal when tested for several minutes.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Tub Water Supply

Normal Minor Moderate Major Recom

Observations:

4.1. Appears normal.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Shower Diverter

Normal Minor Moderate Major Recom

Observations:

5.1. Appears normal.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. Shower Head

Normal Minor Moderate Major Recom

Observations:

6.1. Appears normal.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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7. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

7.1. Appears normal. Sink drain(s) found to be normal at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8. Sink(s) Water Supply

Normal Minor Moderate Major Recom

Observations:

8.1. Appears normal. Prior leak noted by Client. No leaks at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9. Toilet

Normal Minor Moderate Major Recom

Observations:

9.1. Appears normal.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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10. Venting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. Appears normal. Power exhaust fan noted; appeared to operate normally.

11. Electrical Receptacles

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

11.1. Appears normal. GFCI present and functioning.

12. Lighting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

12.1. Appears normal.

13. Heating

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

13.1. Appears normal. Heated by supply vent from central HVAC.

14. Floor Covering

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

14.1. Appears normal. Some minor wear and tear exists.

14.2. Ceramic tile.

14.3. It is recommended to caulk baseboard bottom edge to prevent movement of insects inside walls and provide better efficiency. This is a minor concern.

Master Bathroom

1. Location

Location: *Master Bathroom.*

2. General

Normal Minor Moderate Major Recom

General Interior: *General condition is normal.*

X				
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3. Tub Drain

Normal Minor Moderate Major Recom

Observations:

X				
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3.1. Appears normal. Tub drain appeared normal when tested for several minutes.

4. Tub Water Supply

Normal Minor Moderate Major Recom

Observations:

X				
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4.1. Appears normal.

5. Shower Head

Normal Minor Moderate Major Recom

Observations:

X				
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5.1. Appears normal.

6. Separate Shower Water Supply

Normal Minor Moderate Major Recom

Observations:

X				
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6.1. Appears normal.

7. Separate Shower Drain

Normal Minor Moderate Major Recom

Observations:

X	X			
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7.1. Appears normal. The shower drain was found to be normal at time of inspection after testing for several minutes.

7.2. Minor grout cracks noted at shower corners. Use elastomeric caulk in lieu of grout to allow for better expansion and contraction. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

8. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

X				
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8.1. Appears normal. Sink drain(s) found to be normal at time of inspection.

9. Sink(s) Water Supply

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
9.1. Appears normal.

10. Toilet

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
10.1. Appears normal.

11. Venting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
11.1. Appears normal. Power exhaust fan noted; appeared to operate normally.

12. Electrical Receptacles

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
12.1. Appears normal. GFCI present and functioning.

13. Lighting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
13.1. Appears normal.

14. Heating

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
14.1. Appears normal. Heated by supply vent from central HVAC.

15. Floor Covering

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
15.1. Appears normal. Some minor wear and tear exists.
15.2. Ceramic tile.
15.3. It is recommended to caulk baseboard bottom edge to prevent movement of insects inside walls and provide better efficiency. This is a minor concern.

Downstairs Bathroom

1. Location

Location: *Downstairs bathroom.*

2. General

Normal Minor Moderate Major Recom

General Interior: *General condition is normal.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Tub Drain

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.1. Appears normal. Tub drain appeared normal when tested for several minutes.

4. Tub Water Supply

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.1. Appears normal.

5. Shower Diverter

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5.1. Appears normal.

6. Shower Head

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6.1. Appears normal.

7. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

7.1. Appears normal. Sink drain(s) appeared normal at time of inspection.

8. Sink(s) Water Supply

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8.1. Appears normal. Bathroom faucet(s) appeared normal at time of inspection.

9. Toilet

Normal Minor Moderate Major Recom

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

9.1. Appears normal.

10. Venting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. Appears normal. Power exhaust fan noted; appeared to operate normally.

11. Electrical Receptacles

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

11.1. Appears normal. GFCI present and functioning.

12. Lighting

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

12.1. Appears normal.

13. Heating

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

13.1. Appears normal. Heated by supply vent from central HVAC.

14. Floor Covering

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

14.1. Appears normal. Some minor wear and tear exists.

14.2. Ceramic tile.

14.3. It is recommended to caulk baseboard bottom edge to prevent movement of insects inside walls and provide better efficiency. This is a minor concern.

Kitchen

KITCHEN INSPECTION LIMITATIONS:

Inspection of stand alone refrigerators, freezers, wine chillers, and built-in ice makers are outside the scope of the inspection. Ovens, self-cleaning operations, cooking functions, clocks, timing devices lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

1. General

Normal	Minor	Moderate	Major	Recommend
X				

GOOD NEWS:

As a free service to our Clients, the kitchen's major appliances will be submitted to RecallChek for screening of any potential safety recall notices or service bulletins. A report will be emailed to the Client soon detailing any findings.



2. Ventilation Condition

Normal	Minor	Moderate	Major	Recommend
X				

Type: *Vented down from range top.*

Observations:

2.1. APPEARS NORMAL.

3. Sinks

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

3.1. Appears normal.

4. Kitchen Countertops

Normal	Minor	Moderate	Major	Recommend
X				

Countertop Type: *Granite.*

Observations: *Appears normal. Normal wear for age.*

The counter top edge should be caulked where it intersects the wall. This is a minor concern.

5. Cabinets

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

5.1. Appears normal. No major kitchen cabinet deficiencies noted.

6. Floor Covering Condition

Normal	Minor	Moderate	Major	Recommend
X				

Materials: *Hardwoods.*

Observations:

6.1. Appears normal. No significant deficiencies noted.

7. Lighting

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

7.1. Appears normal.

8. Countertop Receptacles

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 8.1. Appears normal. GFCI compliant at each countertop location.
- 8.2. LACKING COUNTER AREA RECEPTACLE(S): The Inspector observed that the kitchen countertop is not adequately served with receptacles per current standards. A receptacle should be available to serve each 2' section of a counter. One is missing at side B (far left of sink area). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

9. Range

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Range Type/Brand: *Gas.*

Jenn-Air.

Observations:

- 9.1. Appears normal. Appeared normal at time of inspection. Accuracy of thermostat is not evaluated as part of inspection.

10. Food Disposer

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 10.1. Appears normal.

11. Refrigerator

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Refrigerator Brand: *GE.*

Observations:

- 11.1. Appears normal. It is advised to keep the coils cleaned regularly.

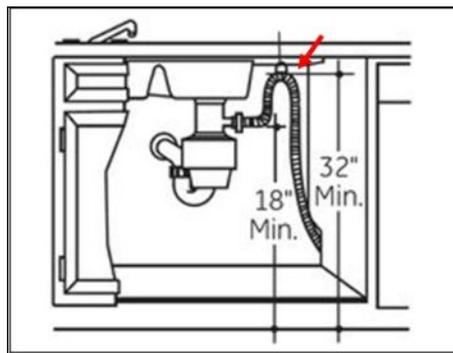
12. Dishwasher

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dishwasher Brand: *Kitchenaid.*

Observations:

- 12.1. Appears normal. Unit was operated for short cycle.
- 12.2. DRAIN LOOP: The Inspector did not observe a drain loop for the dishwasher. Drain loops help prevent dirty sink dishwasher from draining through the discharge tube into the dishwasher. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



drain loop

Plumbing

1. Main Water Valve

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: *Crawl Space side A.*

Observations:

1.1. Appeared normal at time of inspection for age. No noted leaks at valve.



2. Water Pressure

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Water Pressure: 44 psi.

3. Water Supply Piping

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: *PEX.*

Observations:

3.1. Appears normal. No deficiencies observed at the visible portions of the supply piping.

4. Drain/Waste/Vent Piping

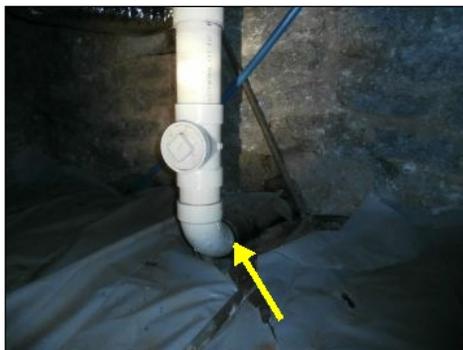
Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Drain/Waste Pipe Type: *Cast Iron and PVC mixed*

Observations:

4.1. Appears normal. Visibility is limited at some locations.

4.2. CAST IRON PIPE: The home has most of the cast iron main drain line in use. While the system still appears to be serviceable, there may be concealed deterioration inside the pipe and underground. The Inspector cannot predict the remaining useful lifespan of the pipe. The pipe should be monitored in the meantime.



main waste line transition to cast iron

5. Water Heater

Normal	Minor	Moderate	Major	Recom
X				

Brand/Type: *Location: Cellar.*
Brand: AO Smith.
Electric.
Size: 50 gallons.
Serial Number: 1141A003367
Age: 2 Years.

Observations:

- 5.1. Appears normal.
- 5.2. GOOD NEWS:

As a free service to our Clients, the water heater information will be submitted to RecallChek for screening of any potential safety recall notices or service bulletins. A report will be emailed to the Client soon detailing any findings.



general image of water heater

6. Hot Water Temperature

Normal	Minor	Moderate	Major	Recom
X				

Temperature: *118° at the time of inspection.*

Observations:

- 6.1. Appears normal. The temperature should be maintained at 120° or less for safety and reduced wear and tear on the pipes.

7. Safety Relief Valve

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 7.1. Appears normal. Home owner should test regularly. See manual.

8. Garden Hose Faucets (Bibs)

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 8.1. Appears normal.

9. Washer/Dryer Connections

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 9.1. Appears normal. Washer and dryer were not operated as part of this inspection. Keep dryer duct clean to reduce fire hazard.

10. Gas Supply Piping

Normal	Minor	Moderate	Major	Recom
X				

Main Valve Location: *Gas meter is located at side: A.*

Observations:

- 10.1. Appears normal. No adverse conditions observed.



main gas disconnect

Electrical

1. Service Drop

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: *Right side of home.*

Observations:

1.1. *Appears normal.*



meter base



service drop cable connection

2. Service Entrance Conductors

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

120 Volt/240 Volt.

Amp: 200.

Observations:

2.1. *Appears normal.*

3. Main Disconnect

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location of main disconnect: *Exterior at exterior panel.*

Observations:

3.1. *Appears normal.*



main disconnect--electrical

4. Grounding

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. *Appears normal.*



grounding connection

5. Distribution Panelboard

Normal	Minor	Moderate	Major	Recommend
X				X

Distribution Panel: *GE brand breaker panel observed.*

*Location: closet under stairs.
Number of 120V Breakers: 19
Number of 240V Breakers: 4*

Observations:

5.1. Wiring and breakers appear normal.

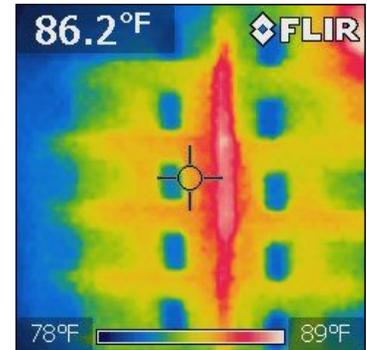
5.2. **PANELBOARD LOCATED INSIDE CLOSET:** The Inspector observed that the distribution panel is located in a small closet under the stairs. Current electrical standards prohibit installation of panelboards inside closets. The panel should be used with caution unless it is moved. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary. (240.24 Location in or on Premises (D) Not in Vicinity of Easily Ignitable Material -Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as in clothes closets. Examples of locations where combustible materials may be stored are linen closets, paper storage closets, and clothes closets.)



distribution panel



distribution panel



normal infrared scan of distribution panel

6. Service Entrance Wiring

Normal	Minor	Moderate	Major	Recommend
X				

Materials: *Type: Aluminum.*

Observations:

6.1. Appears normal.

7. Branch Circuits

Normal	Minor	Moderate	Major	Recommend
X				

Type: *Grounded Romex wiring observed.*

Observations:

7.1. Appears normal.

8. Receptacles

Normal	Minor	Moderate	Major	Recommend
X				

Type: *Grounded.*

Observations:

8.1. Appears normal. Normal conditions observed at most receptacles. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).

9. Lighting and Ceiling Fans

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

9.1. Appears normal.

10. Switches

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

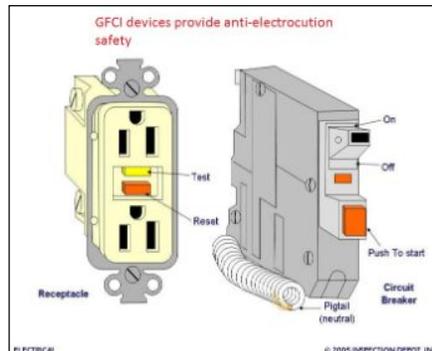
10.1. Appears normal.

11. GFCI Protection

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

11.1. Appears normal. GFCI devices should be tested regularly as devices have high failure rate.



understanding GFCI devices

12. AFCI Protection

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

12.1. Appears normal for age of home. It is advised to test them often due to high failure rate of technology.



AFCI devices

Main HVAC

1. Furnace Condition

Normal	Minor	Moderate	Major	Recom
X				

Unit: *Location: Main Floor.*

Brand: Heil.

BTU: 75,000

Serial: A112857682

Age: 2 years.

Type: Type: Central gas-fired, forced air furnace.

Hi-efficiency

Observations:

1.1. Appears normal. Normal operating conditions observed at time of inspection.

1.2. GOOD NEWS:

The home has a hi-efficiency gas furnace. This will reduce energy bills.

1.3. GOOD NEWS:

As a free service to our Clients, the heating and cooling appliance information will be submitted to RecallChek for screening of any potential safety recall notices or service bulletins. A report will be emailed to the Client soon detailing any findings.



general image of furnace

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
X				

Observations:

2.1. Appears normal.

3. Ductwork

Normal	Minor	Moderate	Major	Recom
X				

Materials: *Flex type, insulated ductwork.*

Observations:

3.1. Appears normal.

4. Central Air Conditioning

Normal	Minor	Moderate	Major	Recom
X				

Compressor Type: *Brand: Heil.*

Capacity: 3.0 ton.

Serial: E113415628

Age: 2 years

Average Temperature Differential: 19.3° F (14-20° is normal)

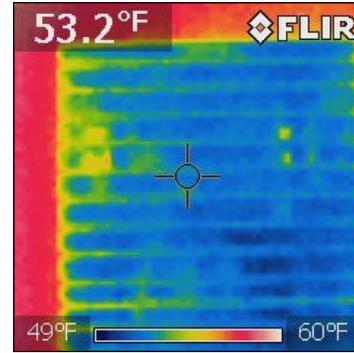
Location: *Serves main floor.*

Observations:

4.1. Appears normal. The air conditioner was operated for at least 30 minutes. It functioned normally at time of inspection by producing an acceptable temperature drop.



air condensing unit



normal temperature drop

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 5.1. Appears normal.
- 5.2. Missing insulation at A/C unit.

6. Servicing of HVAC

Normal	Minor	Moderate	Major	Recommend
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. **SERVICING HVAC:** The Inspector did not observe any evidence that the HVAC has been serviced in the past twelve months. The Inspector highly recommends that professional and thorough servicing of the system be performed by a licensed, NATE Certified HVAC contractor.

7. Service Receptacle and Lighting

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 7.1. Appears normal.

Upstairs HVAC

1. Furnace

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Unit: *Location: Upstairs.*
 Brand: *Heil.*
 BTU: *50,000*
 Serial: *A110759517*
 Age: *2 years.*
 Type: *Central gas-fired, forced air furnace.*
Hi-efficiency.
 Observations: *Appears normal.*

GOOD NEWS:
 As a free service to our Clients, the heating and cooling appliance information will be submitted to RecallChek for screening of any potential safety recall notices or service bulletins. A report will be emailed to the Client soon detailing any findings.
GOOD NEWS:
 The home has a hi-efficiency gas furnace. This will reduce energy bills.



general image of furnace

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 2.1. *Appears normal.*

3. Ductwork

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: *Flex type, insulated ductwork.*
 Observations:
 3.1. *Appears normal.*

4. Central Air Conditioning

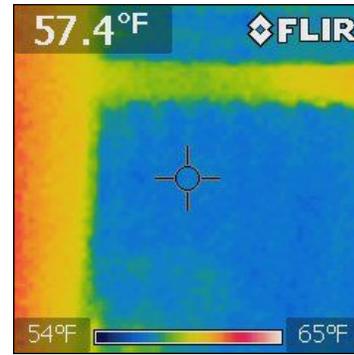
Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type: *Brand: Heil.*
 Capacity: *2.0 ton.*
 Serial: *E113107375*
 Age: *2 years.*
 Temperature Differential: *14.2° F* *(14-20° is normal)*

Location: *Upstairs.*
 Observations:
 4.1. *Appears normal. The air conditioner was operated for at least 30 minutes. It functioned normally at time of inspection by producing an acceptable temperature drop.*



air condensing unit



normal temperature drop

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 5.1. Appears normal.
 5.2. Missing insulation at A/C unit.

6. Servicing of HVAC

Normal	Minor	Moderate	Major	Recommend
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 6.1. **SERVICING HVAC:** The Inspector did not observe any evidence that the HVAC has been serviced in the past twelve months. The Inspector highly recommends that professional and thorough servicing of the system be performed by a licensed, NATE Certified HVAC contractor.

7. Service Receptacle and Lighting

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 7.1. Appears normal.

Foundation

1. Basement/Crawl Space

Notation: *Method to Examine: Entered accessible areas and viewed with flashlight.*

2. Under Floor Crawl Space

Normal Minor Moderate Major Recom

X				
---	--	--	--	--

Observations:
2.1. Appears normal.



general image of crawl space



general image of crawl space



general image of crawl space



general image of crawl space

3. Foundation

Normal Minor Moderate Major Recom

X				
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Observations:
3.1. Appears normal. Foundation is concealed/underground.

4. Foundation Walls Condition

Normal Minor Moderate Major Recom

X				
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Foundation Wall Type: *CMU walls (concrete blocks).*
Granite rubble stone.

Observations:
4.1. Appears normal. Minor, normal hairline cracks noted.

5. Floor System Support

Normal Minor Moderate Major Recom

X				
---	--	--	--	--

Floor Support Method: *Masonry piers.*
Steel posts.

Observations:
5.1. Appears normal.

6. Moisture Condition

Normal Minor Moderate Major Recom

X				
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Observations:
6.1. Appears normal.

7. Crawl Space Ventilation

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
7.1. Appears normal.

8. Soil Gas Retarder

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
8.1. Appears normal.

9. Crawl Space Door

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
9.1. Appears normal.

10. Cellar

Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Appears normal for age.

Floor and Wall Structures

1. Girders and Beams

Normal	Minor	Moderate	Major	Recom
X				

Materials: *Built-up beams and girders.*

Observations:

1.1. Appears normal (as readily visible).

2. Floor System

Normal	Minor	Moderate	Major	Recom
X				

Floor System Type: *2x8" dimensional wood.*

2x10" dimensional wood.

Observations:

2.1. Appears normal (as readily visible).

3. Wall Structure

Normal	Minor	Moderate	Major	Recom
X				

Type: *2x4 wood frame.*

Observations:

3.1. Appears normal (as readily visible).

4. Floor System Insulation

Normal	Minor	Moderate	Major	Recom
X				

Insulation Type: *None Installed.*

Observations:

4.1. FLOOR SYSTEM INSULATION SUGGESTED: The floor system is not insulated; this is common with older homes. It is recommended to install R-19 value insulation at the floor system to improve energy-efficiency of the home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5. Wood Destroying Insects

Normal	Minor	Moderate	Major	Recom
X				

Recent changes in the Georgia Association of Realtors (GSR) sales agreement now places responsibility of termite inspections on the buyer, not the seller as was previously required under the older agreements. As a result, some uninformed buyers may not decide to have a termite inspection conducted. The Inspector strongly advises every home buyer to have a professional termite inspection that provides an Official Georgia Wood Infestation Report.

During the course of a typical home inspection, it is common to see termite issues such as active infestation, evidence of previous termite activity or conditions that may be conducive to future termite activity. These issues will be mentioned in the home inspection report when they are visible. It is important to understand that this home inspection report does not constitute a full termite inspection which involves additional inspection procedures and probing of the structure. Client is encouraged to obtain a full termite inspection and an Official Georgia Wood Infestation Report from a professional pest control contractor.

5.1. TERMITE INSPECTION AND BOND: The Inspector advises the Client to obtain a termite protection bond is recommended for this home to protect the home's structure from future termite activity and potential damage.

Roof Structure

1. Access Point

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: **Drop down stairs.**
Side/dwarf doors.

2. Attic Ventilation Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vent Type: **Continuous ridge vent.**
 Observations:
2.1. Appears normal.

3. Attic Insulation

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Loose-lay fiberglass.**
Batt fiberglass.
Estimated R-value: 30
 Observations:
3.1. Appears normal.

4. Roof Framing System Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof Framing System: **Stick framing with 2x6 rafters.**
 Observations:
4.1. Appears normal (as readily visible).



general image of attic



general image of attic



general image of attic



general image of attic



general image of attic

5. Ceiling Joists Condition

Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Dimensional lumber.**
 Observations:
5.1. Appears normal (as readily visible). Slight, acceptable deflections noted.

6. Vents for Interior Appliances

Normal Minor Moderate Major Recom

X				
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Observations:

6.1. Appears normal.

AGREEMENT FOR HOME INSPECTION SERVICES

For in consideration of the terms of this Agreement for Home Inspection Services the **Inspector** (as agent of The Inspection Company of Georgia, Inc.) and **Client** agree as follows:

1. It is our understanding and agreement that this inspection is (a) limited in scope, (b) not a building code compliance inspection. The **Inspector** agrees to perform a visual inspection of the subject property and to provide the **Client** with a written report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of the inspection. The written report will include the following systems only: **STRUCTURAL COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, ATTIC, DRAINAGE, BASEMENT OR CRAWL SPACE, INSULATION AND VENTILATION, PLUMBING, ELECTRICAL, HEATING AND CENTRAL AIR CONDITIONING**. Special Inspections may be further limited in scope as agreed by Client and Inspector. Pre-drywall Inspections are very limited and only include visible components: **STRUCTURAL COMPONENTS, FOUNDATION, ROUGHED-IN ELECTRICAL, ROUGHED-IN PLUMBING, ROUGHED-IN HVAC, AND ROUGHED-IN GAS LINES** as applicable.
2. Systems and items which are **EXCLUDED** from this inspection include, but are not limited to the following: recreational play-ground facilities, detached (out) buildings, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, wiring not part of primary electrical distribution systems (including but not limited to: intercoms, cable TV, security systems, audio and computer systems) appliances including portable air conditioning units, humidifiers, and dehumidifiers, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests other than **visible** wood destroying insects is excluded from this inspection, except where noted for informational purposes. The **Client** is urged to contact a reputable Georgia licensed specialist if identification and extermination of pests/wood destroying organisms is desired. The **Inspector** can perform this service for a separate additional fee.
3. The inspection report will be performed in accordance with the Standards of Practice of The American Society of Home Inspectors (ASHI), and the terms in this agreement shall have the same meaning given them in the ASHI standards. A copy of the ASHI standards will be provided at the client's request or by visiting ASHI.com. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the **Client**. The **Inspector** accepts no responsibility for use or misinterpretation by third parties.
4. The **Inspector** is not required to move personal property, debris, furniture, carpeting, or like materials which may impede or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address, the possible presence of, or danger from Asbestos, Radon gas, lead paint, molds, mildew, urea formaldehyde, soil contamination, absence, presence, or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The **Client** is urged to contact a competent specialist if information, identification or testing of the above is desired. Your Inspector can conduct Radon gas testing, air quality testing, toxins from active mold, VOC testing, and water testing for an additional fee if you specifically request the testing.
6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property. We do not give estimates of the cost to repair any item.
7. **NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, SYSTEM OR ITEM. CLIENT ACKNOWLEDGES THAT CONDITION OF INSPECTED STRUCTURE, SYSTEM OR ITEM, IS SUBJECT TO CHANGE AFTER REPORT IS ISSUED. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENDED TO EXPRESS THE OPINION OF THE INSPECTOR BASED ON A VISIBLE INSPECTION OF ACCESSIBLE PORTIONS OF STRUCTURE, SYSTEMS AND ITEMS OF EXISTING CONDITIONS, AT THE TIME OF INSPECTION.**
8. **The parties agree that the maximum liability for the inspector arising from failure to perform any of the obligations stated in this agreement or otherwise, regardless of circumstances, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.**
9. The client is solely responsible for assuring all utilities are switched on and appliances are activated prior the inspection. The Inspector cannot turn on main water valves, ignite pilot lights, etc.
10. Payment is due immediately upon completion of the on-site inspection and is the responsibility of the **Client**. Dishonored checks will incur minimum service charge of \$25.00. Court costs, attorney fees and related collection costs may be added for any dishonored payment or failure to pay for services rendered when due. Subsequent visits or re-inspection fees are a minimum \$245.00 or 50% of the original fee whichever is greater.
11. This Agreement represents the entire agreement between the **Inspector** and the **Client**. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This Agreement shall be binding and enforceable of the parties, and their heirs, executors, administrators, successors, and assigns.
12. The Inspection Company has affiliations with third-party service providers ("TPSP") in order to offer value-added services to our Clients. The Inspection Company may also arrange for these TPSP's to send literature or make post-inspection contact with our clients.
13. Expert Witness Testimony: Except as outlined herein, the Client shall compensate The Inspection Company as a Consultant at the rate of \$125.00 per hour for all tasks performed as an expert witness, including but not limited to analysis, calculations, conclusions, preparation of reports, and necessary travel time. Fees will be billed by the tenth of an hour, with a minimum charge for any discrete task of two tenths of an hour. For testimony at deposition or trial, the client-attorney shall compensate The Inspection Company at the rate of \$125.00 per hour, to be billed in hourly increments. This rate for testimony shall apply both while the Consultant is waiting to give testimony, whether at an office or court, and for time taken for breaks or meals, as well as for time spent actually giving testimony. There is a minimum of eight hours per day for scheduled court appearances. There is a minimum of four hours for scheduled deposition appearances. The Client agrees that he/she has had the opportunity to investigate and verify the Consultant's credentials, and agrees that the Consultant is qualified to perform the services described in this contract.
14. Chinese Drywall Exclusion. The Client specifically acknowledges that the Property Inspector will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards out of the existence of these products. Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to be these products. Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that The Inspection Company and the Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

Important Environmental Information:

Radon Gas

Radon is a cancer-causing, radioactive gas.

You can't see, smell, or taste radon, but radon in the home may be a problem for you. Conducting a radon home test is the only way to find out if you and your family are at risk.

It is estimated that radon causes many thousands of deaths each year because breathing air that contains radon can cause lung cancer. In fact, the Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today. Only smoking causes more lung cancer deaths. If you smoke and your home has high radon levels, your risk of contracting lung cancer is especially high.

Radon can be found all over the U.S.

Radon comes from the natural (radioactive) breakdown of uranium in soil, rock, and water, entering the air you breathe. It can infiltrate any type of building - homes, offices, and schools - and build up to high levels. But you and your family will most likely receive your greatest exposure where you spend most of your time... your home.

You should perform a radon test.

Performing a radon test is the only way to measure radon exposure and know if you and your family are at risk. The EPA and Surgeon General recommend conducting a radon test on all homes, second floor and below. A certified radon measurement technician can perform testing services at a reasonable fee.

You can fix a radon problem.

There are simple, relatively inexpensive measures for radon reduction that you can take to fix a radon problem and even very high levels can be reduced to acceptable levels. **Learn more.** Visit epa.gov or radongas.org

Mold / Fungus

This inspection is a visual inspection of all readily accessible walls, ceilings, and floors and will not be able to determine the presence of mold or fungus inside wall cavities, behind wall paneling, inside ceiling tiles or ceiling cavities or on floor joists or other framing members blocked from view. The Inspector will report on any visible substances that are suspected to be harmful mold or fungus (microbial growth) and will recommend additional evaluation including laboratory analysis. Some molds can be more serious than others and can pose health risks, particularly to children and the elderly, as well as persons with respiratory difficulties such as asthma and allergies. For more information on mold, the Client is advised the EPA Indoor Air Quality Information Clearinghouse at 800-438-4318 or visit www.epa.gov/mold.

Asbestos

What Is Asbestos?

Asbestos is a fiber added to many building materials prior to 1978 that can be a health hazard under certain conditions. Asbestos is a mineral fiber. It can be positively identified only with a special type of microscope. There are several types of asbestos fibers. In the past, asbestos was added to a variety of products to strengthen them and to provide heat insulation and fire resistance.

How Can Asbestos Affect My Health?

From studies of people who were exposed to asbestos in factories and shipyards, we know that breathing high levels of asbestos fibers can lead to an increased risk of:

- lung cancer:
 - mesothelioma, a cancer of the lining of the chest and the abdominal cavity; and
 - asbestosis, in which the lungs become scarred with fibrous tissue.

Where Can I Find Asbestos And When Can It Be A Problem?

Most products made today do not contain asbestos. Those few products made which still contain asbestos that could be inhaled are required to be labeled as such. However, until the 1970s, many types of building products and insulation materials used in homes contained asbestos. Common products that might have contained asbestos in the past, and conditions which may release fibers, include:

STEAM PIPES, BOILERS, and FURNACE DUCTS insulated with an asbestos blanket or asbestos paper tape.

RESILIENT FLOOR TILES, VINYL SHEET FLOORING, and ADHESIVES used for installing floor tile. Sanding tiles can release fibers. So may scraping or sanding the backing of sheet flooring during removal.

DOOR GASKETS in furnaces, wood stoves, and coal stoves. Worn seals can release asbestos fibers during use.

SOUNDPROOFING OR DECORATIVE MATERIAL sprayed on walls and ceilings. Loose, crumbly, or water-damaged material may release fibers. So will sanding, drilling, or scraping the material.

PATCHING AND JOINT COMPOUNDS for walls and ceilings, and TEXTURED PAINTS. Sanding, scraping, or drilling these surfaces may release asbestos.

ASBESTOS CEMENT ROOFING, SHINGLES, and SIDING. These products are not likely to release asbestos fibers unless sawed, dilled, or cut.

ARTIFICIAL ASHES AND EMBERS sold for use in gas-fired fireplaces. Also, other older household products such as FIREPROOF GLOVES, STOVE-TOP PADS, IRONING BOARD COVERS, and certain HAIRDRYERS.

[What Should Be Done About Asbestos In The Home?](#)

If you think asbestos may be in your home, don't panic! Usually the best thing is to LEAVE asbestos material that is in good condition ALONE. Generally, material in good condition will not release asbestos fibers. THERE IS NO DANGER unless fibers are released and inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.

If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present.

[How To Identify Materials That Contain Asbestos](#)

You can't tell whether a material contains asbestos simply by looking at it, unless it is labeled. If in doubt, treat the material as if it contains asbestos or have it sampled and analyzed by a qualified professional. A professional should take samples for analysis, since a professional knows what to look for, and because there may be an increased health risk if fibers are released. In fact, if done incorrectly, sampling can be more hazardous than leaving the material alone. Taking samples yourself is not recommended. Learn more at www.epa.gov/asbestos

[Lead Based Paint](#)

Many homes and condominiums built before 1978 have lead-based paint. Paint that has chipped or is deteriorating, or on surfaces that rub together such as windows and doors, creates lead dust which can pose serious health hazards to occupants and visitors. Homebuyers and renters have important rights to know about whether lead is present -- before signing contracts or leases. Lead Paint testing is not within the scope of this inspection. The buyer is highly advised to consider testing by a certified environmental professional. Learn more at epa.gov/lead

[Homebuyers](#)

Federal law requires that before being obligated under a contract to buy housing built prior to 1978, buyers must receive the following from the homeseller:

- An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards titled [Protect Your Family From Lead In Your Home \(PDF\)](#) (17 pp, 674K), which is also available in other formats and languages.

Any known information concerning the presence of lead-based paint or lead-based paint hazards in the home or building.

- For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.

An attachment to the contract, or language inserted in the contract, that includes a "Lead Warning Statement" and confirms that the seller has complied with all notification requirements.

- [Sample Seller's Disclosure of Information \(PDF\)](#)
- A 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity. If you have a concern about possible lead-based paint, then get a lead inspection from a certified professional before buying.

Ever wonder how long various systems last in an average home? So did researchers at Freddie Mac.

Appliances	Life Estimate in Years
Dishwashers	5 to 12
Disposals	5 to 12
Washers and dryers	8 to 12
Water heaters	8 to 12
Refrigerators	15 to 20
Stoves	15 to 20
Gutters and Downspouts	Life Estimate in Years
Galvanized	15 to 20
Copper	Life of home if well-maintained
Heating and Air Conditioning	Life Estimate in Years
Warm air furnace	8 to 12
Heat pumps	8 to 12
Air conditioning compressors	8 to 15
Gas chillers	8 to 15
Hot water boilers	30 to 50
Plumbing	Life Estimate in Years
Gas hot water heater	8 to 12
Electric hot water heater	10-15
Private disposal systems (septic)	15 to 25
Galvanized water pipes	30 to 50
Roofs	Life Estimate in Years
Selvage or asphalt roll	12 to 20
Wood shake and shingle	15 to 20
Asphalt	15 to 20
Fiberglass	15 to 20
Asbestos shingle	30-50
Slate	40-75

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End of Report