

# The Inspection Company, LLC

## Property Inspection Report



124 Any Street, Atlanta, GA 30327  
Inspection prepared for: John Q. Client  
Real Estate Agent: George Heery - Heery Brothers

Date of Inspection: 4/16/2013 Time: 9:30 AM  
Age of Home: 51 years Size: 2,679  
Weather: 67-74°, partly cloudy

Inspector: Michael W. Collins-Smythe, ACI  
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### 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

Building Exterior		
Page 11 Item: 3	Cladding/Siding Condition	<p>3.2. BRICK-VENEER CRACKS: The Inspector observed vertical cracking and/or "step" cracks of the brick-veneer at side(s): A. The widths are approximately 1/16" to 3/16". Most have been sealed with mortar. The cracking is typically caused by minor differential settlement. Additionally a crack is noted at side B at the second story. It is recommended to grout the cracks with mortar and monitor over time. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. The Client should consider having a structural engineer also further evaluate the concern.</p> <p>3.3. "SOLDIER COURSE" OF BRICK: The Inspector observed that the brick "soldier course" at side C (near kitchen window) is irregular as it has shifted over time. The area slopes back toward the window. There appears to be settlement of the framing and foundation at this area at a different rate than the brick. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>3.4. WOOD TRIM DETERIORATION: The Inspector observed some areas of wood trim damage at the exterior at side(s): D at window of master bedroom and at the frieze board at side C. The sill is rotted at the window. The damaged areas should be replaced with in-kind components. There could be a leak at side C that is causing the frieze board damage; it was not readily determined at the time of inspection. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Roof		
Page 14 Item: 1	Roof Covering	<p>1.3. NAIL POPS: The Inspector observed some limited areas of "nail pops". This is caused by fasteners that are not set flat the the roof surface. They should be corrected. 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.</p>
Garage/Carport		
Page 16 Item: 1	Garage / Carport	<p>1.3. BRICK-VENEER CRACKS: The Inspector observed vertical cracking and/or "step" cracks of the brick-veneer at side(s): B of the garage/carport. The width is approximately 1/16" to 1/14". The cracking is typically caused by minor differential settlement and does not appear to represent a significant structural deficit but should be checked by a structural engineer. It is recommended to grout the cracks with mortar and monitor over time. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Interior		
Page 18 Item: 3	Water/Moisture Damage	<p>3.2. FLOOR AREA MOISTURE: The Inspector observed moisture stains at the wall bases at the following locations: utility room (water heater closet). Active moisture from a leak was confirmed as checked with a Flir infrared camera. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 18 Item: 4	Windows Condition	<p>4.4. INOPERABLE WINDOW: Side A window at front left bedroom will not open; it is bonded by dry paint. Operable windows are an important means of egress. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Interior Elements		
Page 20 Item: 1	Smoke Detectors	1.2. SMOKE DETECTORS: It is also highly recommended to add smoke detectors inside each bedroom and downstairs hallway. At least two hardwired and interconnected smoke detectors are highly recommended for every home, one for each level and one for each sleeping room too. It is very important to change smoke detector back-up batteries prior to occupancy and ongoing every six months. Purchase and install new detectors every ten (10) years as recommended by the US Fire Administration. Just like any electrical appliance, the components of smoke alarms wear out over time. When a smoke alarm reaches 10 years of use, the potential of failing to detect a fire increases substantially. Replacing them after 10 years reduces the likelihood of failure. Inoperable detectors can lead to serious injury or death should the home have a fire. The best recommended smoke detector type combines ionization and photoelectric technology into one unit. The smoke detectors should be mounted to within 12" of the ceilings. The Inspector also recommends the Client purchase at least two ABC rated fire extinguishers for the home.
Page 20 Item: 2	Carbon Monoxide Detectors	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.
Page 20 Item: 3	Fireplace Condition	3.1. CRACKS AT FIREBOX: Minor hairline cracks noted at firebox where brick front meets brick liner. it is recommended to grout cracks and continue to monitor. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 21 Item: 7	Mantel and Hearth Condition	7.1. MANTEL COMBUSTION HAZARD: The wood mantel and mantel legs are too close to the firebox opening and could be a combustion hazard. Current safety standards requires that exposed combustible mantels or trim may be placed directly on the masonry fireplace front surrounding the fireplace opening providing such combustible materials are not placed within 6 inches of a fireplace opening. Combustible material within 12 inches of the fireplace opening shall not project more than 1/8 inch for each 1-inch distance from such an opening. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Kitchen		
Page 29 Item: 2	Ventilation Condition	2.1. IMPROPER DUCT: The Inspector observed flex is used to vent the over-the-range hood. This duct should be smooth, rigid metal and have a proper weather head. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Page 30 Item: 8	Countertop Receptacles	<p>8.1. GFCI: The kitchen countertop receptacles are not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p> <p>8.2. LACKING COUNTER 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. Two more are needed (one at side C and one at peninsula). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p>
Page 30 Item: 13	Dishwasher	<p>13.1. Water was observed at the floor under the dishwasher while it was operated. The source could not be readily determined. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.</p>
Plumbing		
Page 31 Item: 2	Water Pressure	<p>2.1. Water Pressure: 85 psi.</p> <p>2.2. WATER PRESSURE TOO HIGH: The Inspector observed that the water pressure is too high. It should be controlled to 80 psi or less. The main valve needs adjustment or replacement. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.</p>
Page 31 Item: 3	Water Supply Piping	<p>3.2. LEAK AT VALVE: The Inspector observed an active leak at a water line valve at water heater. The leak should be repaired to prevent damage from water. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.</p>
Page 32 Item: 5	Water Heater	<p>5.3. GAS VALVE: The water heater does not have a "hand-operated" gas valve as required by current standards. The existing valve has to be operated with a wrench. Consider updating it to improve safety. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>5.4. EMERGENCY PAN: The Inspector observed that the water heater does not have an auxiliary pan installed. Metal pans with drain tubes are required for new and updated water heater installations to prevent a leaking tank from damaging adjacent finished spaces. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.</p> <p>5.5. EXPANSION TANK: The Inspector observed that the gas water heater does not have an expansion tank installed. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.</p> <p>5.6. LEAK: There appears to be a leak at the drain valve (service valve). The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 33 Item: 7	Safety Relief Valve	<p>7.1. TRAPPED DISCHARGE TUBE: The Inspector observed that the water heater's safety valve discharge tube traps water. This should be corrected and the valve should be replaced due to possible corrosion. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.</p>

Page 33 Item: 9	Gas Water Heater Venting	9.1. COMBUSTIBLE CLEARANCE: The Inspector observed that the vent for the water heater does not clear combustible material where it passes through the wall/ceiling. There should be a 1" gap; additionally, a thimble should be installed. This is important for fire safety. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.
Electrical		
Page 35 Item: 1	Service Drop	1.1. DETACHED SERVICE DROP ANCHOR: The Inspector observed that the service drop anchor is detached at the side of the house. This could be a hazard and should be repaired immediately. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 35 Item: 4	Grounding	4.1. NO GROUNDING CONDUCTOR OBSERVED: A grounding wire was not observed. A primary and supplemental grounding wire system should be installed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 36 Item: 7	Branch Circuits	7.1. STRAPPING OF CIRCUITS--CRAWL SPACE: The Inspector observed that some circuits inside the crawl space are not strapped to the underside of the floor. Strapping helps prevent damage. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 36 Item: 8	Receptacles	8.2. PAINTED RECEPTACLES: The Inspector observed that several receptacles have been painted. Some paints contain materials that can be conductors. Replacement of painted receptacles is recommended. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. 8.3. UNGROUNDED THREE-PRONG RECEPTACLES: The Inspector observed ungrounded receptacles at the home at the following locations: side B of den, side B of living room. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 37 Item: 11	GFCI Protection	11.2. EXTERIOR GFCI: The front exterior receptacle is not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. Install WR receptacle with GFCI and weather head.
Main HVAC		
Page 38 Item: 3	Ductwork	3.2. DAMAGED/POORLY INSTALLED SUPPLY DUCT: The Inspector observed a damaged duct at underfloor-crawl space at side B. Leaking ducts raise energy bills. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
Page 39 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 41 Item: 5	Servicing of HVAC	5.1. 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.

Foundation		
Page 42 Item: 5	Floor System Support	5.2. AUXILIARY JACK POSTS: The Inspector observed approximately three screw-type jack posts installed to provide auxiliary floor support structure at the crawl space. These are not critical supports and appear to be intended to address deflection of the common joists of this section of the floor system. These posts, however, are not founded on footers, and the posts are not rated for permanent use. Correction is recommended with installation of poured-in-place concrete footers set 12" deep. 6x6" preservative-treated posts can then set on top of the footers to support a three-ply 2x6" beam or laminated beam. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 43 Item: 8	Soil Gas Retarder	8.1. ENCAPSULATION: Consider having the crawl space encapsulated in lieu of use a vapor barrier. While it is more expensive, it much more effectively controls water concerns that can lead to pest intrusion, mold, fungus, and bugs. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. 8.2. SOIL GAS RETARDER: The soil gas retarder (plastic sheeting) is incomplete. The seams should be overlapped and taped. Proper installation of soil gas/moisture barriers help control humidity and earthen gases like methane and radon. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 43 Item: 9	Crawl Space Door	9.1. DAMAGED CRAWL SPACE DOOR: Crawl space door should be repaired/replaced due to deterioration. Doors should be rodent-proof. It is very important to keep rodents out of crawl spaces. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Floor and Wall Structures		
Page 45 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.
Roof Structure		
Page 46 Item: 4	Roof Framing System Condition	4.1. STRUTS: The struts for the purlins that brace the rafters are not evenly spaced. They should be installed every 48". The struts should be 2-ply 2x4's, not single-ply. This concern can be easily addressed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. 4.2. COLLAR TIES: The Inspector did not observe collar ties at the rafters; this is common for older homes. Collar ties can improve roof stability. Collar ties should be installed 48" on center between opposing pairs of rafters. The collar ties should be a minimum of 1x4 and nailed at both ends with 3 10D nails. The collar ties should be placed at the upper third of the rafters.

### 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 Moderate Major Recom

X				
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side A



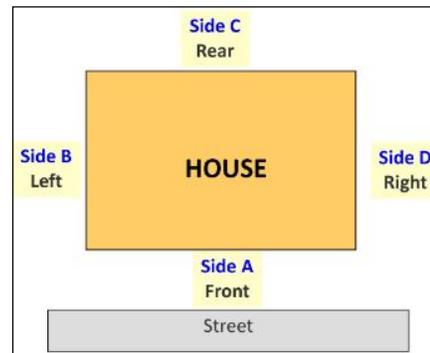
side B



side C



side D



#### 6. Lead-based paint

Environmental: *This home may contain lead-based paint as it was built before 1978. Testing for presence of lead-based paint is not part of this inspection. See end of report for more information or epa.gov/lead.*

#### 7. Asbestos

Environmental: *This home may contain asbestos material as it was built before 1978. Testing for presence of asbestos is not part of this inspection. See end of report for more information or epa.gov/asbestos.*

#### 8. 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](http://epa.gov/mold).*

#### 9. 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](http://epa.gov/radon).*

## Outdoor Environment

### 1. Exterior Grading

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

Observations:  
 1.1. Normal grading observed.

### 2. Driveway

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

Observations:  
 2.1. **MINOR CRACKING:** The Inspector observed some minor, typical cracking at the driveway. Heaved and uneven areas at cracks could be a trip hazard. Have corrected or use with caution. The cracks are otherwise minor; consider sealing or grouting. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.  
 2.2. **SIGNIFICANT CRACKING AND HEAVING AT LOWER SECTION:** The Inspector observed significant cracking at the driveway. Heaved and uneven areas at cracks could be a trip hazard. The Client is advised to have damaged areas replaced to restore to even condition. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



*general image of driveway*



*general image of driveway*

### 3. Walkway

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

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



*front walkway*

### 4. Patio

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. Slight, normal hairline cracking noted.



general image of patio

5. Downspout Drainage Condition

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
5.1. Appears normal.

6. General Drainage

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
6.1. Appears normal. Drainage conditions appeared normal at immediate vicinity of the home.  
6.2. Steep grade at side C of the home noted. The vegetation should be maintained to control erosion.

7. Vegetation

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
7.1. Appears normal. Good maintenance of vegetation is recommended.

8. Retaining Wall

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
8.1. Appears normal. Brick structure at rear yard.

9. Fence

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:  
9.1. Metal, chain-link fence, appears normal but is obstructed by vegetation.  
9.2. Metal fence near creek at front of property needs general repairs as it is misaligned. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

## Building Exterior

### 1. Exterior Foundation Condition

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

Type: *CMU (concrete masonry units; sometimes called concrete blocks) Concealed by brick-veneer. Defects may be hidden.*

Observations:

2.1. Appears normal (as visible).

### 3. Cladding/Siding Condition

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

Cladding Type: *Brick-veneer.*

Observations:

3.1. BRICK-VENEER MINOR MORTAR JOINT CRACKS: Minor, normal hairline cracks and mortar joint cracks noted a brick-veneer cladding at each side.  
 3.2. BRICK-VENEER CRACKS: The Inspector observed vertical cracking and/or "step" cracks of the brick-veneer at side(s): A. The widths are approximately 1/16" to 3/16". Most have been sealed with mortar. The cracking is typically caused by minor differential settlement. Additionally a crack is noted at side B at the second story. It is recommended to grout the cracks with mortar and monitor over time. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. The Client should consider having a structural engineer also further evaluate the concern.  
 3.3. "SOLDIER COURSE" OF BRICK: The Inspector observed that the brick "soldier course" at side C (near kitchen window) is irregular as it has shifted over time. The area slopes back toward the window. There appears to be settlement of the framing and foundation at this area at a different rate than the brick. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.  
 3.4. WOOD TRIM DETERIORATION: The Inspector observed some areas of wood trim damage at the exterior at side(s): D at window of master bedroom and at the frieze board at side C. The sill is rotted at the window. The damaged areas should be replaced with in-kind components. There could be a leak at side C that is causing the frieze board damage; it was not readily determined at the time of inspection. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



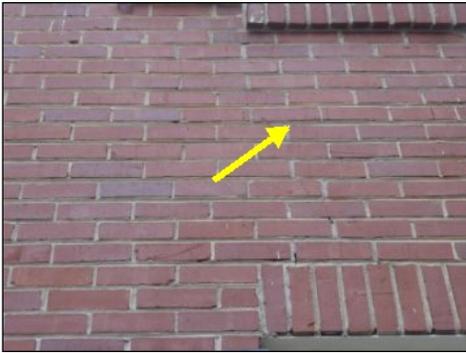
twisted "soldier run" of brick



previously sealed crack at side A



previously sealed crack at side A



previously sealed crack at side A



open crack at side A



previously sealed crack at side A



sealed crack at side B

**4. Gutters and Downspouts Condition**

Normal	Minor	Moderate	Major	Recommend
X				

**Observations:**

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

**4.2. GOOD NEWS:**

The home has gutter guards to reduce maintenance.

**5. Steps, Stairways and Railings Condition**

Normal	Minor	Moderate	Major	Recommend
X				X

**Observations:**

5.1. Railing appears normal.

5.2. **SHIFTED MASONRY STEP STRUCTURE:** The front step structure has shifted and settled over time. The soil under the structure was likely poorly compacted at the time of initial construction. The structure appears serviceable at this time but may continue to move. It should be monitored. It may eventually have to be replaced. Re-point mortar joints as necessary too. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



masonry step unit



missing mortar example

### 6. Exterior Caulk and Painting Condition

Normal Minor Moderate Major Recom

X		X		
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Observations:

- 6.1. Appears normal. Cosmetic defects excepted.
- 6.2. FLAKING PAINT (MINOR): Limited areas of flaking paint is noted at: the upstairs windows and at the frieze board at side C. It is important to carefully maintain exterior paint and caulk as it protects the wood from moisture damage. It is advised to have the affected surfaces scraped, primed, caulked, and painted with two coats of exterior-rated paint. The Inspector advises the Client to arrange to have a professional painting contractor further evaluate and address as necessary.

### 7. Eaves & Facia

Normal Minor Moderate Major Recom

X				
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Observations:

- 7.1. Appears normal.

### 8. Drip Cap and Flashing Condition

Normal Minor Moderate Major Recom

X				
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Observations:

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

Roof Inspection: *Roof Style: Simple gable.*  
*Estimated Age of Roof Covering Material: 10-15 years.*  
*Inspected from ground level with binoculars.*  
*Some areas of roof are obscured from view.*  
*Inspector from ladder edge at sample areas.*

### Observations:

- 1.1. **NEAR END OF LIFESPAN:** The roof covering is aged and is near the end of its lifespan. The Client is advised that replacement will be needed in near future (36-48 months). The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.
- 1.2. It is advised to clear debris from roof covering at side C to prevent leaks from roll-under during storms. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
- 1.3. **NAIL POPS:** The Inspector observed some limited areas of "nail pops". This is caused by fasteners that are not set flat the the roof surface. They should be corrected. 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



example "nail pops"



example "nail pops"



example "nail pops"



general image of roof covering



general image of roof covering

2. Flashing (as visible)

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

Observations:

2.1. Appears normal. Note the visibility of flashing is very limited.

3. Vents (physical condition)

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

Observations:

3.1. Appears normal.

4. Chimney(s) Condition

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

Observations:

4.1. Appears normal.

4.2. The top section of the chimney appears to have been replaced. The brick are not the same style. The reason for replacement could not be readily determined.



chimney



chimney

5. Chimney Cap Condition

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. GOOD NEWS:

The home has a new spark arrestor/rain hood at the chimney.

6. Roof Penetrations Condition

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

Observations:

6.1. Appears normal.

## Garage/Carport

### 1. Garage / Carport

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

*Open Carport.*

Observations:

- 1.1. Appears normal.
- 1.2. Part of main dwelling (see exterior comments at previous pages).
- 1.3. BRICK-VENEER CRACKS: The Inspector observed vertical cracking and/or "step" cracks of the brick-veneer at side(s); B of the garage/carport. The width is approximately 1/16" to 1/14". The cracking is typically caused by minor differential settlement and does not appear to represent a significant structural deficit but should be checked by a structural engineer. It is recommended to grout the cracks with mortar and monitor over time. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



*crack at side B of carport*



*general image of carport*



*step crack at side B of carport*

### 2. Garage Roof Covering

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

Materials: *Asphalt composite shingles.*

Observations: *Appears normal for age.*

### 3. Garage Interior Conditions

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

Observations:

- 3.1. *Appears normal.*

### 4. Garage Slab/Floor

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. Minor cracks noted.*

### 5. Garage Electrical

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

Observations:

- 5.1. *Light did not operate when tested.*

# Outbuilding

## 1. Outbuilding Exterior

Normal Minor Moderate Major Recom

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

*Play structure.  
Courtesy Evaluation.*

Observations:

1.1. **DETERIORATED ROOF DECKING:** The Inspector observed deteriorated roof decking at the play structure. Repair as desired. Consider adding a handrail at the steps for the structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



*play structure*



*play structure interior*

## Interior

### 1. Wall Covering Condition

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

Wall Covering Type: *Drywall.*  
*Wood.*

Observations:

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

### 2. Ceilings Condition

Normal	Minor	Moderate	Major	Recom
<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.

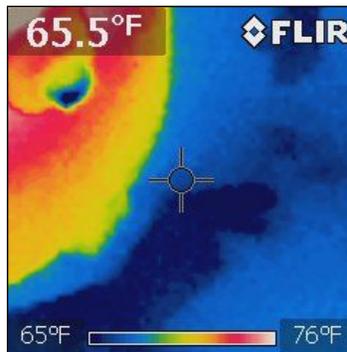
### 3. Water/Moisture Damage

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

Observations:

3.1. None readily visible at most locations. Fresh paint may conceal defects.

3.2. FLOOR AREA MOISTURE: The Inspector observed moisture stains at the wall bases at the following locations: utility room (water heater closet). Active moisture from a leak was confirmed as checked with a Flir infrared camera. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



active water near water heater

### 4. Windows Condition

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

Materials: *Wood dual-pane.*

*Wood single-pane.*

Observations:

4.1. Appear normal. Ones with locks could not be tested; no key was readily available.

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

4.3. MISSING LOCKS: The Inspector observed that locks are missing/damaged at estimated two windows. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

4.4. INOPERABLE WINDOW: Side A window at front left bedroom will not open; it is bonded by dry paint. Operable windows are an important means of egress. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

### 5. Safety Glazing (Tempered Glass)

Normal Minor Moderate Major Recom

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

Observations:

- 5.1. Appears normal at most locations.
- 5.2. Window glazing did not appear to be tempered (safety glass) at the following location(s): master shower door. This is common for older homes. Current 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 updated. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



Understanding tempered glass

### 6. Interior Doors

Normal Minor Moderate Major Recom

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

Observations:

- 6.1. Appears normal. (sample testing)

### 7. Floor Coverings

Normal Minor Moderate Major Recom

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

Materials: *Hardwood.*

*GOOD NEWS:*

*The home has solid hardwoods at primary locations. Real hardwood floors can last a lifetime if protected from water.*

Observations:

- 7.1. Appears normal. Some defects may be hidden by furniture.

### 8. Wall and Ceiling Cracks

Normal Minor Moderate Major Recom

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				X

**Observations:**

1.1. Appears normal. Detectors were tested with artificial smoke.  
 1.2. SMOKE DETECTORS: It is also highly recommended to add smoke detectors inside each bedroom and downstairs hallway. At least two hardwired and interconnected smoke detectors are highly recommended for every home, one for each level and one for each sleeping room too. It is very important to change smoke detector back-up batteries prior to occupancy and ongoing every six months. Purchase and install new detectors every ten (10) years as recommended by the US Fire Administration. Just like any electrical appliance, the components of smoke alarms wear out over time. When a smoke alarm reaches 10 years of use, the potential of failing to detect a fire increases substantially. Replacing them after 10 years reduces the likelihood of failure. Inoperable detectors can lead to serious injury or death should the home have a fire. The best recommended smoke detector type combines ionization and photoelectric technology into one unit. The smoke detectors should be mounted to within 12" of the ceilings. The Inspector also recommends the Client purchase at least two ABC rated fire extinguishers for the home.



*example smoke 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.

### 3. Fireplace Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Type: *Masonry fireplace.*

**Observations:**

3.1. CRACKS AT FIREBOX: Minor hairline cracks noted at firebox where brick front meets brick liner. it is recommended to grout cracks and continue to monitor. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of fireplace

4. Damper Condition

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
4.1. Appears normal.

5. Smoke Chamber Condition

Normal	Minor	Moderate	Major	Recommend
X				

Observations:  
5.1. Appears normal. Visibility limited.

6. Chimney Condition

Normal	Minor	Moderate	Major	Recommend
	X			

Observations:  
6.1. CHIMNEY CLEANING: It is highly recommended to have the chimney cleaned as creosote buildup was noted. The chimney should then have a level II inspection performed (video scope). The Inspector advises that the Client arrange to have a professional CSIA certified chimney sweep further evaluate and address as necessary prior to use of the fireplace.

7. Mantel and Hearth Condition

Normal	Minor	Moderate	Major	Recommend
	X			

Observations:  
7.1. MANTEL COMBUSTION HAZARD: The wood mantel and mantel legs are too close to the firebox opening and could be a combustion hazard. Current safety standards requires that exposed combustible mantels or trim may be placed directly on the masonry fireplace front surrounding the fireplace opening providing such combustible materials are not placed within 6 inches of a fireplace opening. Combustible material within 12 inches of the fireplace opening shall not project more than 1/8 inch for each 1-inch distance from such an opening. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

8. Exterior Doors Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:  
8.1. Appears normal.  
8.2. MINOR EXTERIOR DOOR DETERIORATION: The Inspector observed minor moisture damage to the exterior door at side (near kitchen). The door should be repaired with wood epoxy and repainted. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.  
8.3. MINOR ADJUSTMENTS: Minor adjustments needed at exterior door(s) of storage room at side(s): B. This is a minor concern that can be easily addressed.

9. Stair Risers, Landings, Head Clearance

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

Observations: Normal for age of home.

**DEFICIENT HEAD CLEARANCE:** The stairway head clearance is less than 6'8" as required. This is common for older homes. The stairs should be used with caution unless modified. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

10. Stair Handrail and Guardrail Condition

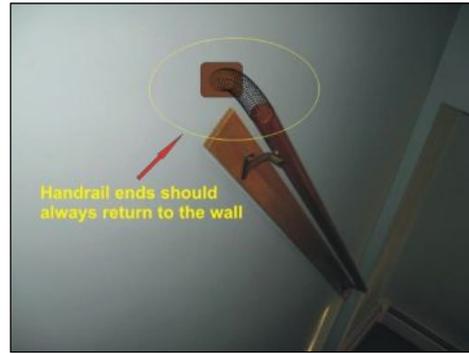
Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

**10.1. HANRAIL RETURNS:** The Inspector observed that the handrails do not have "returns." This protects the snag hazard with open-ended handrails that can be a fall hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary; otherwise, use with caution.



*open ended handrail*



*Understanding handrail "returns"*

11. Stairway Illumination Condition

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

Observations:

11.1. Appears normal.

## Hallway Bathroom

### 1. Location

Location: *Hallway Upstairs.*

### 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				
---	--	--	--	--

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

### 4. Tub Water Supply

Normal Minor Moderate Major Recom

Observations:

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

**4.1. Appears normal.**

**4.2. FILL-SPOUT NEEDS CAULK:** The Inspector observed that there is no caulk installed where the tub fill-spout meets the shower wall. The gap should be sealed with bathroom-rated caulk to prevent water from entering inside the wall cavity. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

### 5. Shower Diverter

Normal Minor Moderate Major Recom

Observations:

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

**5.1. Appears normal.**

### 6. Shower Head

Normal Minor Moderate Major Recom

Observations:

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

**6.1. Appears normal.**

### 7. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

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

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

### 8. Sink(s) Water Supply

Normal Minor Moderate Major Recom

Observations:

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

**8.1. Appears normal.**

### 9. Toilet

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.
- 9.2. GOOD NEWS:  
The toilet is low-flow which should save water.

### 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.
- 10.2. Appears normal. Room vented at window.

### 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.

## Master Bathroom

### 1. Location

Location: *Master Bathroom.*

### 2. General

Normal Minor Moderate Major Recom

General Interior: *General condition is normal.*

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



### 3. Shower Head

Normal Minor Moderate Major Recom

Observations:

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

*3.1. Appears normal.*

### 4. Separate Shower Water Supply

Normal Minor Moderate Major Recom

Observations:

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

*4.1. Appears normal.*

### 5. Separate Shower Drain

Normal Minor Moderate Major Recom

Observations:

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

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

### 6. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

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

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

### 7. Sink(s) Water Supply

Normal Minor Moderate Major Recom

Observations:

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

*7.1. Appears normal.*

### 8. Toilet

Normal Minor Moderate Major Recom

Observations:

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

*8.1. Appears normal.*

*8.2. GOOD NEWS:*

*The toilet is low-flow which should save water.*

### 9. Venting

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. Power exhaust fan noted; appeared to operate normally.
- 9.2. Appears normal. Room vented at window.

### 10. Electrical Receptacles

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. GFCI present and functioning.

### 11. Lighting

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.

### 12. Heating

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. Heated by supply vent from central HVAC.

### 13. Floor Covering

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. Some minor wear and tear exists.
- 13.2. Ceramic tile.

# Half Bathroom

## 1. Location

Location: *Half Bathroom.*

## 2. General

Normal Minor Moderate Major Recom

General Interior: *General condition is normal.*

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



## 3. Sink(s) Drain

Normal Minor Moderate Major Recom

Observations:

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

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

## 4. Sink(s) Water Supply

Normal Minor Moderate Major Recom

Observations:

*4.1. Appears normal. Bathroom faucet(s) appeared normal at time of inspection.*

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

## 5. Toilet

Normal Minor Moderate Major Recom

Observations:

*5.1. Cracked toilet seat noted.*

*5.2. GOOD NEWS:*

*The toilet is low-flow which should save water.*

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

## 6. Venting

Normal Minor Moderate Major Recom

Observations:

*6.1. Appears normal. Room vented at window.*

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

## 7. Electrical Receptacles

Normal Minor Moderate Major Recom

Observations:

*7.1. Appears normal. GFCI present and functioning.*

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

## 8. Lighting

Normal Minor Moderate Major Recom

Observations:

*8.1. Appears normal.*

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

### 9. Heating

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. Heated by supply vent from central HVAC.

### 10. Floor Covering

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. Some minor wear and tear exists.  
10.2. Hardwood.

# 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.



kitchen

### 2. Ventilation Condition

Normal	Minor	Moderate	Major	Recommend
	X			

Type: *Exterior vented with range hood.*

Observations:

2.1. IMPROPER DUCT: The Inspector observed flex is used to vent the over-the-range hood. This duct should be smooth, rigid metal and have a proper weather head. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

### 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.*

### 5. Cabinets

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:

5.1. MINOR ADJUSTMENTS: The Inspector observed that one or more cabinet doors/drawers need minor adjustment for fit/operation.

### 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	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
7.1. Appears normal.

### 8. Countertop Receptacles

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

Observations:  
8.1. GFCI: The kitchen countertop receptacles are not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.  
8.2. LACKING COUNTER 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. Two more are needed (one at side C and one at peninsula). 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. Amana.*  
Observations:  
9.1. Appears normal. Range appears to be installed backwards; however, it is functioning.

### 10. Built-in Oven

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

Built-in Oven Brand: *Kenmore.*  
Observations:  
10.1. Appears normal. Accuracy of thermostat is not evaluated as part of inspection.

### 11. Food Disposer

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. Minor rust noted inside grinding chamber.

### 12. 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:  
12.1. Appears normal. It is advised to keep the coils cleaned regularly.

### 13. Dishwasher

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

Dishwasher Brand: *Whirlpool.*  
Observations:  
13.1. Water was observed at the floor under the dishwasher while it was operated. The source could not be readily determined. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.

### 14. Built-in microwave

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

Microwave Brand: *Sharp.*  
Observations:  
14.1. Appears normal. Appliance was tested by heating 2 oz of water or melting of ice cube.

# Plumbing

## 1. Main Water Valve

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

Location: *Mechanical closet.*

Observations:

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



## 2. Water Pressure

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

Observations:

2.1. Water Pressure: 85 psi.

2.2. WATER PRESSURE TOO HIGH: The Inspector observed that the water pressure is too high. It should be controlled to 80 psi or less. The main valve needs adjustment or replacement. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.



water pressure test

## 3. Water Supply Piping

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

Materials: *Copper.*

Observations:

3.1. Appears normal at most locations.

3.2. LEAK AT VALVE: The Inspector observed an active leak at a water line valve at water heater. The leak should be repaired to prevent damage from water. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.

## 4. Drain/Waste/Vent Piping

Normal	Minor	Moderate	Major	Recommend
<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 still has most of the original cast iron drain/waste/vent pipes 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 pipes. The pipes should be monitored in the meantime.



example drain pipes

5. Water Heater

Normal	Minor	Moderate	Major	Recommend
X		X		

Brand/Type: *Location: Mechanical Room.*

Brand: *GE.*

Gas-fired.

Size: *40 gallons.*

Serial Number: *GENG0601H25259*

Age: *12 Years.*

Observations:

5.1. 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.

5.2. LIFESPAN: It is noted that the water heater is nearing the end of its useful lifespan and should be monitored for replacement. HUD estimates typical lifespans to be 13-15 years for tank water heaters. Following servicing directions from water heater manufacturer--usually downloadable document if manual is missing.

5.3. GAS VALVE: The water heater does not have a "hand-operated" gas valve as required by current standards. The existing valve has to be operated with a wrench. Consider updating it to improve safety. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

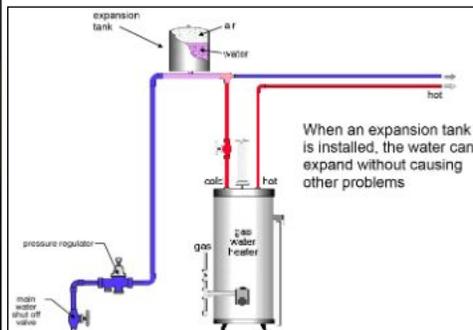
5.4. EMERGENCY PAN: The Inspector observed that the water heater does not have an auxiliary pan installed. Metal pans with drain tubes are required for new and updated water heater installations to prevent a leaking tank from damaging adjacent finished spaces. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

5.5. EXPANSION TANK: The Inspector observed that the gas water heater does not have an expansion tank installed. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

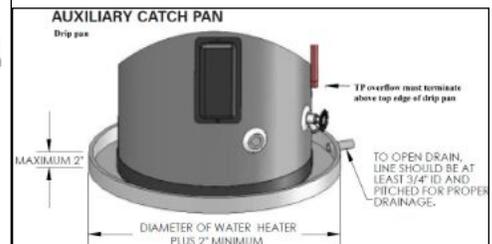
5.6. LEAK: There appears to be a leak at the drain valve (service valve). The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of water heater



Expansion tanks



catch pans

6. Hot Water Temperature

Normal Minor Moderate Major Recom

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

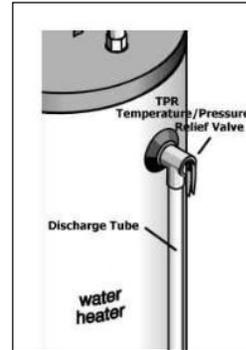
Normal Minor Moderate Major Recom

Observations:

7.1. TRAPPED DISCHARGE TUBE: The Inspector observed that the water heater's safety valve discharge tube traps water. This should be corrected and the valve should be replaced due to possible corrosion. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.



*improper discharge tube installation*



*Discharge tubes*

8. Combustion Air

Normal Minor Moderate Major Recom

Observations:

8.1. Appears normal.

9. Gas Water Heater Venting

Normal Minor Moderate Major Recom

Observations:

9.1. COMBUSTIBLE CLEARANCE: The Inspector observed that the vent for the water heater does not clear combustible material where it passes through the wall/ceiling. There should be a 1" gap; additionally, a thimble should be installed. This is important for fire safety. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.



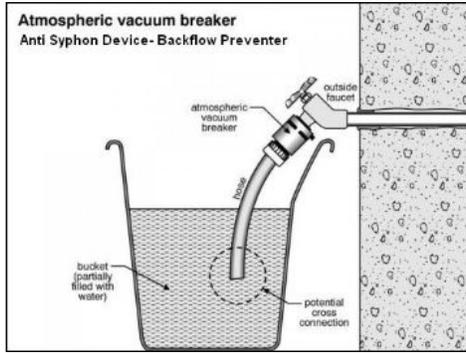
*deficient clearance from combustible material*

10. Garden Hose Faucets (Bibs)

Normal Minor Moderate Major Recom

Observations:

10.1. BACKFLOW PREVENTION: The hose bibs need backflow prevention adaptors (anti-siphon devices). This is an easy correction that can prevent drinking water contamination. Adaptors can be installed by a homeowner; no special skills required.



*backflow prevention*

**11. Washer/Dryer Connections**

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

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

**12. Gas Supply Piping**

Normal	Minor	Moderate	Major	Recommend
X	X			

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

Observations:

12.1. MAIN GAS VALVE: There is no main gas valve on the homeowner's side of the gas meter. This is common for older homes. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.



*main gas valve*

# Electrical

## 1. Service Drop

Normal Minor Moderate Major Recom

Location: *Left side of home.*

Observations:

1.1. **DETACHED SERVICE DROP ANCHOR:** The Inspector observed that the service drop anchor is detached at the side of the house. This could be a hazard and should be repaired immediately. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



*detached anchor*



*meter base*

## 2. Service Entrance Conductors

Normal Minor Moderate Major Recom

*120 Volt/240 Volt.  
Amp: 200.*

Observations:

2.1. *Appears normal.*

## 3. Main Disconnect

Normal Minor Moderate Major Recom

Location of main disconnect: *Interior at distribution panel.*

Observations:

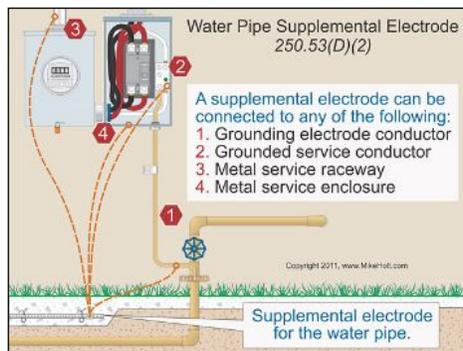
3.1. *Appears normal.*

## 4. Grounding

Normal Minor Moderate Major Recom

Observations:

4.1. **NO GROUNDING CONDUCTOR OBSERVED:** A grounding wire was not observed. A primary and supplemental grounding wire system should be installed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



*Grounding systems*

### 5. Distribution Panel

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

Distribution Panel: *Siemens brand breaker panel observed.*

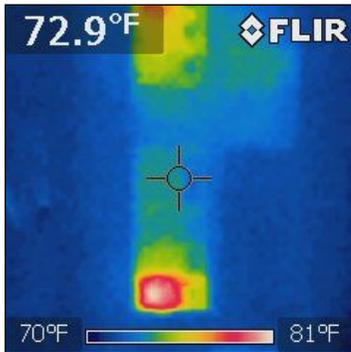
*Location: mechanical room off carport.*

*Number of 120V Breakers: 17*

*Number of 240V Breakers: 6*

Observations:

5.1. Appears normal.



*Infrared scan of panel--normal*



*general image of distribution panel*

### 6. Service Entrance Wiring

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

Materials: *Type: Aluminum.*

Observations:

6.1. Appears normal.

### 7. Branch Circuits

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

Observations:

7.1. STRAPPING OF CIRCUITS--CRAWL SPACE: The Inspector observed that some circuits inside the crawl space are not strapped to the underside of the floor. Strapping helps prevent damage. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

### 8. Receptacles

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

Type: *Grounded.*

*Two-prong receptacles observed (ungrounded, common for older homes).*

Observations:

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

8.2. PAINTED RECEPTACLES: The Inspector observed that several receptacles have been painted. Some paints contain materials that can be conductors. Replacement of painted receptacles is recommended. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

8.3. UNGROUNDED THREE-PRONG RECEPTACLES: The Inspector observed ungrounded receptacles at the home at the following locations: side B of den, side B of living room. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

### 9. Lighting and Ceiling Fans

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

Observations:

9.1. Appears normal.

9.2. Some lights did not operate. Change bulbs and retest as necessary.

9.3. EXPOSED LIGHTS IN CLOSETS: Exposed light fixtures were observed inside closets. This can be a fire hazard. It is recommended to change the fixtures to types with shades or use the existing fixtures with low-heat fluorescent bulbs. The Inspector advises the Client to arrange to have a professional electrician further evaluate and address as necessary.

10. Switches

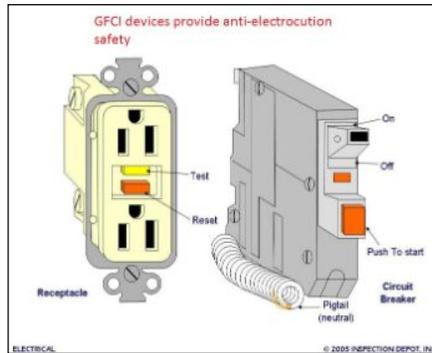
Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
10.1. Appears normal.

11. GFCI Protection

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

Observations:  
11.1. Appears normal at most locations. GFCI devices should be tested regularly as devices have high failure rate.  
11.2. EXTERIOR GFCI: The front exterior receptacle is not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. Install WR receptacle with GFCI and weather head.



Understanding GFCI

12. AFCI Protection

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

Observations:  
12.1. AFCI TECHNOLOGY: It is advised to consider updating all of the home's 15 and 20 Amp single pole breakers to AFCI type, new technology, for added electrical fire safety. Note that this technology is not a code requirement for older homes, but it is suggested as an upgrade for improved safety.



Understanding AFCI breakers

# Main HVAC

## 1. Furnace Condition

Normal	Minor	Moderate	Major	Recommend
X				

Unit: *Location: Main Floor.*

*Brand: Carrier.*

*Serial: 5110A03050*

*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 furnace is relatively new. Lifespans are typically 15-17 years for gas furnaces.

1.3. GOOD NEWS:

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

1.4. 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 hi-efficiency furnace*

## 2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

2.1. Appears normal.

## 3. Ductwork

Normal	Minor	Moderate	Major	Recommend
X		X		

Materials: *Flex type, insulated ductwork.*

*Rigid, galvanized metal ductwork.*

Observations:

3.1. CLEANING & SERVICING OF DUCTWORK: The ductwork is recommended to be cleaned and serviced. Insulating jackets need minor general repairs. The duct joints should be sealed with mastic. Servicing should help prevent wasted energy by reducing loss of conditioned air. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

3.2. DAMAGED/POORLY INSTALLED SUPPLY DUCT: The Inspector observed a damaged duct at underfloor-crawl space at side B. Leaking ducts raise energy bills. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.



poor ductwork

4. Central Air Conditioning

Normal Minor Moderate Major Recom

Compressor Type: *Brand: Carrier.*  
 Capacity: *2.0 ton.*  
 Serial: *4910E6158*  
 Age: *3 years*  
 Average Temperature Differential: *19.3° F* (14-20° is normal)

Location: *Serves main floor.*

Observations:

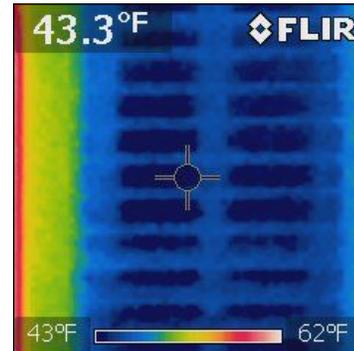
4.1. *Appears normal. The air conditioner was operated for at least 30 minutes. It functioned normally at time of inspection by producing an acceptable temperature drop.*

4.2. **GOOD NEWS:**

*The air condensing unit is relatively new. Typically, units have a 13-15 year lifespan.*



air condensing unit



Normal temperature drop

5. Refrigerant Lines

Normal Minor Moderate Major Recom

Observations:

5.1. *Appears normal.*

6. Servicing of HVAC

Normal Minor Moderate Major Recom

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 Recom

Observations:

7.1. *The Inspector did not observe a light near the furnace. A light creates a safe work space for servicing the unit. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.*

## 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"/>

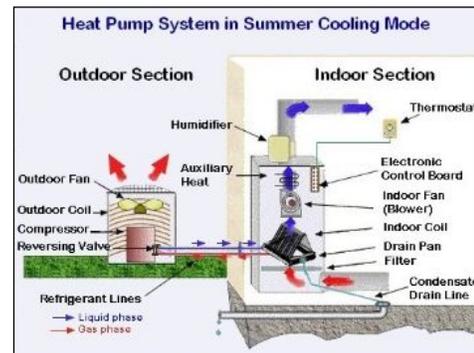
Unit: *Location: Upstairs.*  
 Brand: *Carrier.*  
 Serial: *0211A68759*  
 Age: *2 years.*  
 Type: *Type: Heat pump.*  
 Observations: *Appears normal.*  
**GOOD NEWS:**

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 furnace is relatively new. Lifespans are typically 15-17 years for gas furnaces.



general image of heat pump



Understanding heat pumps

### 2. Ductwork

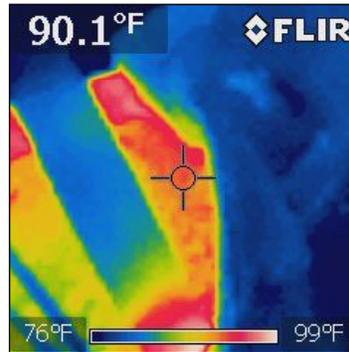
Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: *Flex type, insulated ductwork.*

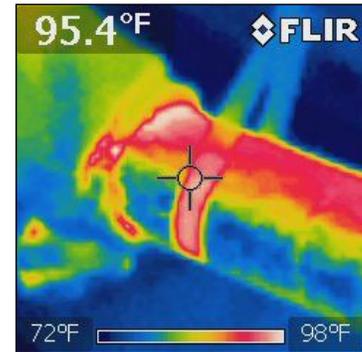
Observations:  
**2.1. CLEANING & SERVICING OF DUCTWORK:** The ductwork is recommended to be cleaned and serviced. Insulating jackets need minor general repairs. The duct joints should be sealed with mastic. Servicing should help prevent wasted energy by reducing loss of conditioned air. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.



example ductwork



minor duct leakage



minor duct leakage

### 3. Central Air Conditioning

Normal Minor Moderate Major Recom

Compressor Type: *Brand: Carrier.*  
*Capacity: 2.0 ton.*  
*Serial: 0211E11061*  
*Age: 2 years.*  
*Temperature Differential: 19° F (14-20° is normal)*

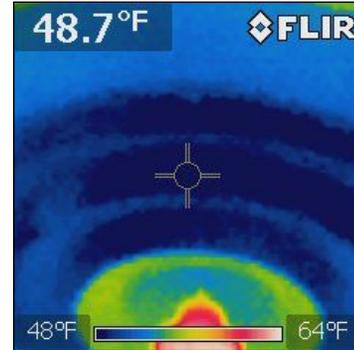
Location: *Upstairs.*

Observations:

3.1. *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*

### 4. Refrigerant Lines

Normal Minor Moderate Major Recom

Observations:

4.1. *Appears normal.*

### 5. Servicing of HVAC

Normal Minor Moderate Major Recom

Observations:

5.1. *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.*

### 6. Service Receptacle and Lighting

Normal Minor Moderate Major Recom

Observations:

6.1. *The Inspector did not observe a light near the furnace. A light creates a safe work space for servicing the unit. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.*

### 7. Whole-house attic fan

Normal Minor Moderate Major Recom

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

Observations:

2.1. Appears normal.



underfloor crawl space--general image



underfloor crawl space--general image



underfloor crawl space--general image

## 3. Foundation

Normal Minor Moderate Major Recom

Observations:

3.1. Appears normal. Foundation is concealed/underground.

## 4. Foundation Walls Condition

Normal Minor Moderate Major Recom

Observations:

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

4.2. MINOR STEP CRACKS: Minor step cracks noted; it is recommended to grout cracks with mortar and monitor over time for additional movement. There has been possible differential settlement at the foundation of side C under kitchen. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

## 5. Floor System Support

Normal Minor Moderate Major Recom

Floor Support Method: *Masonry piers.*

*Steel posts.*

Observations:

5.1. Appears normal.

5.2. AUXILIARY JACK POSTS: The Inspector observed approximately three screw-type jack posts installed to provide auxiliary floor support structure at the crawl space. These are not critical supports and appear to be intended to address deflection of the common joists of this section of the floor system. These posts, however, are not founded on footers, and the posts are not rated for permanent use. Correction is recommended with installation of poured-in-place concrete footers set 12" deep. 6x6" preservative-treated posts can then set on top of the footers to support a three-ply 2x6" beam or laminated beam. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



auxiliary floor posts

6. Moisture Condition

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

Observations:

6.1. ACTIVE WATER IN CRAWL SPACE--MINOR: Water entry at basement or crawl space was observed. It may be entering at side C when it rains hard. Water can cause underfloor damage by raising humidity levels. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

7. Crawl Space Ventilation

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

Observations:

7.1. Note that termite company may require additional vents, conditions pending.

8. Soil Gas Retarder

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

Observations:

8.1. ENCAPSULATION: Consider having the crawl space encapsulated in lieu of use a vapor barrier. While it is more expensive, it much more effectively controls water concerns that can lead to pest intrusion, mold, fungus, and bugs. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

8.2. SOIL GAS RETARDER: The soil gas retarder (plastic sheeting) is incomplete. The seams should be overlapped and taped. Proper installation of soil gas/moisture barriers help control humidity and earthen gases like methane and radon. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

9. Crawl Space Door

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

Observations:

9.1. DAMAGED CRAWL SPACE DOOR: Crawl space door should be repaired/replaced due to deterioration. Doors should be rodent-proof. It is very important to keep rodents out of crawl spaces. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

## 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		X		X

Floor System Type: *2x10" dimensional wood.*

Observations:

2.1. Appears normal (as readily visible). Minor deflection is noted at kitchen. Consider installing auxiliary support. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



*general image of floor system*

### 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

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

*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	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: **Framed stairs.**

### 2. Attic Ventilation Condition

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

Vent Type: **Turtle-back vents.**

**Gable vents.**

Observations:

**2.1. CONSIDER RIDGE VENTS:** The Client is recommended to consider installing a continuous ridge vent to improve overall attic ventilation. This can reduce energy bills by better cooling the attic. It can also extend the lifespan of the roof covering. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

### 3. Attic Insulation

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

Materials: **Cellulose.**

**Estimated R-value: 20-30**

Observations:

**3.1. DEFICIENT INSULATION IN ATTIC:** The attic could benefit from additional insulation at estimated R-20 value. The US Department of Energy recommends R-49 value for attics in this region. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

**3.2. MINOR INSULATION DISPLACEMENT:** Limited displacement of insulation is noted. Address as necessary by evenly re-distributing insulation. This is a minor concern.

### 4. Roof Framing System Condition

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

Roof Framing System: **Stick framing with 2x6 rafters.**

Observations:

**4.1. STRUTS:** The struts for the purlins that brace the rafters are not evenly spaced. They should be installed every 48". The struts should be 2-ply 2x4's, not single-ply. This concern can be easily addressed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

**4.2. COLLAR TIES:** The Inspector did not observe collar ties at the rafters; this is common for older homes. Collar ties can improve roof stability. Collar ties should be installed 48" on center between opposing pairs of rafters. The collar ties should be a minimum of 1x4 and nailed at both ends with 3 10D nails. The collar ties should be placed at the upper third of the rafters.



general image of attic



general image of attic



general image of attic



general image of attic

### 5. Ceiling Joists Condition

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

Materials: *2x6" ceiling joists.*

Observations:

5.1. Appears normal (as readily visible). Slight, acceptable deflections noted.

### 6. Vents for Interior Appliances

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

Observations:

6.1. **IMPROPER TERMINATION OF BATHROOM FAN DUCT:** The Inspector observed that the ducts from the bathroom fans do not terminate at the exterior; they terminate inside the attic or at gable vent. This is a minor concern that can be easily addressed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

**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](http://epa.gov) or [radongas.org](http://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](http://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](http://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](http://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.*

<b>Appliances</b>	<b>Life Estimate in Years</b>
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
<b>Gutters and Downspouts</b>	<b>Life Estimate in Years</b>
Galvanized	15 to 20
Copper	Life of home if well-maintained
<b>Heating and Air Conditioning</b>	<b>Life Estimate in Years</b>
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
<b>Plumbing</b>	<b>Life Estimate in Years</b>
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
<b>Roofs</b>	<b>Life Estimate in Years</b>
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