

The Inspection Company, LLC

Property Inspection Report



123 Atlanta Ave., Atlanta, GA 30316
Inspection prepared for: John Q. Client
Real Estate Agent: Jane A. Agent - ABC Realty Company

Date of Inspection: 12/10/2014 Time: 9:00 AM
Age of Home: 1930 | Size: 1400 SF
Weather: 51°, sunny

Inspector: Michael Collins-Smythe, ACI
ASHI Certified Inspector #211023 | IRC Certified Inspector #5222542
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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, no repair needs found.

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

MONITOR: The item inspected should be monitored for any future changes in condition; 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 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.

Our goal is to identify defects within the home. We define defects as any items or portion of the property that is not in good working order and repair (normal wear and tear excepted), or is in a condition which represents a significant risk of injury or damage to persons' property. In some cases the inspector will recommend further evaluation or inspection by a specialist or licensed contractor; the client is highly advised to obtain recommended evaluations/inspections prior to closing of sale of the property. A specialist or licensed contractor can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of the inspection. Please call our office for any clarifications or further questions.

The listing does not contain every possible defect. Most items can be repaired in a number of ways. It is assumed all repairs will be done in a professional manner. The client is highly advised to correct all deficiencies noted by the inspector that represent a significant risk of injury (safety hazards) prior to occupancy.

LIFESPANS (LIFE EXPECTANCIES) OF HOUSING COMPONENTS: Where possible the Inspector will inform you about the estimated age of some of your home's components. Please also refer to a Seller's Disclosure Statement for related information. The life expectancies of the components of a home depend on the quality of installation, the level of maintenance, weather and climate conditions, and the intensity of use. Some components may remain functional but become obsolete due to changing styles and preferences or improvements in newer products while others may have a short life expectancy due to intensive use. The user of this report is advised to read and refer to the following document for detailed information about housing components life expectancies:

http://www.nahb.org/fileUpload_details.aspx?contentID=99359

Report Summary

Outdoor Environment		
Page 12 Item: 2	Walkway	<p>2.3. GRIPPABLE HANDRAIL--STEPS AT WALKWAY: The Inspector did not observe a handrail at the exterior steps at side A near the walkway that leads to street or at side D at brick steps to back yard. The brick steps at side D are also uneven and irregular; this increases risk hazard--consider repair there too. Handrails are very important for mitigating falls on steps, a leading cause of home-related injuries. Installation of handrails is always highly recommended where four risers or more are present. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 13 Item: 3	Deck	<p>3.2. BOLTING OF LEDGER--DECK IMPROPERLY ATTACHED THROUGH BRICK CLADDING: The Inspector observed that the deck improperly attaches to the side of the home with bolts going through the brick cladding. The brick serves as a cladding and is not structural. It should not be used to support the deck's load. Correction is recommended with installation of 6x6" preservative-treated posts founded on top of poured-in-place concrete footers set 18" deep. The posts should be installed every 6-8' or under joints of the ledger. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (One & Two Family Dwelling Code on lintels states that "masonry veneer shall not support any vertical loads other than the dead load of the veneer above." Also see page 11: http://www.dca.state.ga.us/development/constructioncodes/programs/documents/2012IRC-DeckManual2014Amendments_001.pdf</p> <p>3.3. BOLTING OF FLOOR BAND TO POSTS: The Inspector observed that the deck floor structure is not bolted to the sides of the posts. This is very important. Two 1/2" through-bolts should be added to every support post to prevent deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>3.4. BOLTING OF BEAM TO POSTS: The Inspector observed that the beam is not bolted to the side of the support posts. This is very important. Two 1/2" through-bolts should be added at every post to prevent deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>3.5. HORIZONTAL SUPPORT--DEFICIENT: The Inspector observed deficient horizontal support at the deck. The deck moves (see video). Diagonal braces should be added at the posts to provide sufficient support to prevent movement. This is an important but easily correctable concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>3.6. JOIST HANGERS--IMPROPER INSTALLATION WITH SCREWS: The Inspector observed some joist hangers at deck on the right side section. The joist hangers should be installed with 12D nails to prevent joist failure. Screws do not have proper shear ratings; only framing nails rated for use with preservative-treated wood should be used. Additionally, the hangers are undersized. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Page 14 Item: 4	Deck Stairs	<p>4.1. GRIPPABLE HANDRAIL MISSING: The Inspector did not observe a grippable handrail at the deck stairs. Handrails help prevent falls and injuries on steps and stairs. The installation of a properly sized handrail is advised. Generally, handrails should be no more than 2.25" and have a proper profile and projection. This is an important but easily correctable concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>4.2. LANDING: There is no landing at the the bottom of the deck steps. Current building standards require landings at doors where steps have three or more risers. The steps should be used with caution unless upgraded. Note that this also creates wood to earth contact, and the bottom of the step stringers may prematurely deteriorate. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>4.3. RISER BOARDS: The Inspector did not observe riser boards at the steps. Riser boards are required to help prevent a small child from slipping through the openings of the steps. Correction is recommended for safety of small children. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>4.4. STAIR STRINGER BRACKETS: The Inspector did not observe that the stair stringers are connected to the side of the deck with brackets. Current standards required sloped joist hanger brackets with 625 lb rating be installed to connect stringers and prevent detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Building Exterior		
Page 17 Item: 3	Cladding/Siding Condition	<p>3.4. WOOD TRIM DETERIORATION--MINOR: The Inspector observed some minor areas of wood trim deterioration at side A where the porch roof meets the wall. The damaged areas of trim should be replaced in-kind. The trim prevents water damage to the wall structure. Also, install kickout flashing to protect the trim from water damage in future. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 18 Item: 4	Gutters and Downspouts Condition	<p>4.1. GUTTER SYSTEM--RECOMMEND INSTALLING: The value of gutters is often underestimated no matter the age of the home. The primary function of a properly installed and properly sized gutter system is to manage storm water from the roof. Ideally water should never intrude the area around the foundation. When it does it weakens the soil that ultimately supports the foundation. Storm water can also enter through the foundation walls into the crawl space. Humidity in the crawl space should be kept to a minimum as it can cause mold growth and encourage wood destroying insects. A gutter system is recommended to be installed at this home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 18 Item: 7	Eaves & Facia	<p>7.2. SOFFIT BOARD--DETACHED: The Inspector observed soffit board detachment at side(s): D. The damaged panels should be replaced/repared to prevent pest entry to the attic. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>7.3. EAVE DETERIORATION--LIMITED: The Inspector observed some limited areas of eave deterioration at side A (front right corners) and small area at side B (see images). The damaged areas of eaves should be replaced in-kind. The eaves prevent water damage to the wall structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Page 20 Item: 1	Roof Covering	<p>1.1. NEAR END OF LIFESPAN--ROOF COVERING MATERIAL: 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 (2-3 years). Note that there are 2-3 layers of material. Make repairs in meantime. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.</p> <p>1.2. GENERAL MINOR DAMAGE AT ROOF COVERING: The Inspector observed some areas of asphalt shingles with tears, abrasions, nail holes, etc. The damaged shingles should be repaired to prevent possible roof leaks. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.</p>
Page 21 Item: 2	Flashing (as visible)	2.2. VERTICAL WALL FLASHING--IMPROPER: The Inspector observed that the vertical wall flashing is improper at side A. Roof-to-wall flashing should be step flashing. Repairs should be made to prevent leaks. The Inspector advises the Client to arrange to have a professional certified roofing contractor further evaluate and address as necessary.
Interior		
Page 22 Item: 4	Windows Condition	4.3. OLDER WINDOWS--RECONDITIONING NEEDED: Original windows of older homes generally have years of paint layers, damaged pulleys and lifts, damaged locks. The Client is advised to have the windows reconditioned or replaced depending on desire. 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.
Interior Elements		
Page 24 Item: 1	Smoke Detectors	<p>1.1. SMOKE DETECTORS SHOULD BE REPLACED DUE TO AGE: Replacement of existing smoke detectors is recommended due to estimated age exceeding 10 years. It is also highly recommended to add smoke detectors inside each bedroom. 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.</p>
Page 24 Item: 2	Carbon Monoxide Detectors	2.1. CARBON MONOXIDE DETECTORS NEEDED: 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.
Bathroom--Private		
Page 27 Item: 5	Venting	5.1. NOISY BATHROOM VENT FAN: The Inspector observed that the vent fan is very noisy. The motor may be beginning to fail from age. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Kitchen		
Page 30 Item: 8	Kitchen Counter Receptacles	8.3. REVERSE POLARITY: The Inspector observed reverse polarity (hot/neutral reverse wiring) at the far left receptacle at side B of the kitchen. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 30 Item: 11	Dishwasher	11.2. DISHWASHER--IMPROPERLY CONNECTED TO COUNTERTOP CIRCUIT: The Inspector observed that the dishwasher is improperly connected to a countertop circuit. Electrical safety standards requires that countertop receptacle circuits not be shared with other appliances. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Plumbing		
Page 31 Item: 2	Water Pressure	2.1. WATER PRESSURE TOO LOW: The Inspector tested with water pressure with a gauge and found it to be 35 psi. The cause is estimated to be from rusted galvanized pipes. Additionally, a pressure control valve is needed. See video of flow example at bathroom. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.
Page 32 Item: 3	Water Supply Piping	3.2. LEAKING WATER SUPPLY PIPE--MINOR: The Inspector observed a leak at a water supply pipe at the underfloor area under the main bathroom--hallway. The leak should be repaired. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary. 3.3. GALVANIZED PIPE--MAIN--AGED: The Inspector observed that the home's main water line is galvanized material. While no leaks were observed at the time of inspection, the pipe is aged. It may fail soon due to age and condition. Water pressure is already low--estimated cause is rust inside pipe. The pipe deteriorates from the inside out. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary. 3.4. GALVANIZED PIPE--DETERIORATED: The Inspector observed that the home has some branch galvanized water supply pipe. While no leaks were observed at the time of inspection, the pipe is heavily rusted and deteriorated. It may fail soon due to age and condition. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.
Page 32 Item: 4	Drain/Waste/Vent Piping	4.1. CAST IRON PIPE--AGED: The home still has some 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. HUD (US Dept. of Housing and Urban Development) estimates cast iron pipes last 50 years on average.

Page 33 Item: 5	Water Heater	<p>5.3. AGED GAS WATER HEATER--SAFETY CONCERN: The Inspector observed a gas-fired water heater that was manufactured prior to 2003. Water heaters manufactured before July 1st, 2003, are highly recommended to be replaced due to safety concerns with the exposed combustion chamber. Older units cause around 800 residential fires resulting in an average of 5 deaths and 130 injuries annually. Newer units prevent flammable vapor ignition in the area of the water heater through the implementation of what is referred to as a "flame arrestor", whereby flashback fires are prevented by burning the gas vapors inside of the heater while greatly reducing the risk of igniting flammable gases nearby. Although the water heater operated properly at the time of inspection, it is advised to replace it due to safety concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.</p> <p>5.4. EXCEEDED LIFESPAN: Though it operated at the time of inspection, it is noted that the water heater is well beyond the end of its useful lifespan and should be monitored for replacement. It is 25 years old. HUD estimates typical lifespans to be 10-11 years for tank water heaters. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.</p>
Page 34 Item: 7	Safety Relief Valve	<p>7.1. DISCHARGE TUBE--IMPROPERLY TRAPS WATER: The Inspector observed that the water heater's IPR valve discharge tube improperly traps water with no bleed valve. This could be a hazard as trapped water can cause corrosion and valve failure. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.</p>
Page 35 Item: 11	Washer/Dryer Connections	<p>11.2. DEFICIENT DRYER DUCT: The dryer duct is improper flexible material. Only smooth, rigid dryer ducts should be installed at underfloor/attic areas. Dryer ducts should be 35' or less (reduce allowable length by 5' for every 90° elbow). It is recommended to change the duct to the correct material to reduce fire hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Electrical		
Page 38 Item: 5	Distribution Panelboard A	<p>5.2. OVERFUSED CIRCUITS--BEDROOM PANELBOARD: The Inspector observed two 14 gauge rated circuits that were improperly connected to 20 Amp breakers. They should be connected to 15 Amp breakers. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p>
Page 39 Item: 6	Distribution Panelboard B	<p>6.2. OVERFUSED CIRCUITS--KITCHEN PANELBOARD: The Inspector observed two 14 gauge rated circuits that were improperly connected to 20 Amp breakers. They should be connected to 15 Amp breakers. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p>

Page 40 Item: 8	Branch Circuits	<p>8.2. ROMEX STAPLES--ATTIC: The Inspector observed some circuits in the attic that need to be secured with romex staples. Securing the circuits helps prevent detachment and a hazard. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.</p> <p>8.3. ABANDONED CIRCUITS: Abandoned circuits were observed at the exterior at side C. All old, unused circuits should be removed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p> <p>8.4. RODENT DAMAGE--ELECTRICAL CIRCUITS--ATTIC: The Inspector observed electrical circuits that have rodent damage. See example image. The damaged areas should be replaced. Example of circuits under insulation should be conducted by electrician too. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p>
Page 40 Item: 9	Receptacles	<p>9.4. UNGROUNDED RECEPTACLE: The Inspector observed at least one ungrounded receptacle at the rear bedroom at wall side C. Grounded receptacles are important for safety. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.</p>
Page 41 Item: 12	GFCI Protection	<p>12.1. EXTERIOR GFCI: The exterior receptacle is not GFCI compliant. The GFCI device is defective. 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>
HVAC		
Page 43 Item: 1	Furnace Condition	<p>1.2. EXCEEDED LIFESPAN--GAS FURNACE: The furnace is aged at 25 years. Aged furnaces can sometimes have hidden heat exchanger cracks that can be a carbon monoxide hazard. While it functioned at the time of inspection, it has exceeded its statistical life expectancy. HUD estimates typical lifespans to be 15-17 years for gas furnaces. The Client is advised to anticipate replacement in the immediate future. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.</p>
Page 44 Item: 4	Central Air Conditioning	<p>4.2. EXCEEDED LIFESPAN--CONDENSER: The air conditioner is aged at 25 years. It has exceeded its statistical life expectancy and should be monitored for replacement. Typical lifespan of an air conditioning unit is 10-15 years. The Client is advised to anticipate replacement in the immediate future. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.</p> <p>4.3. OVERFUSED: The 40 Amp breaker for the air conditioning unit is too large as per the manufacturer's rating of 30 Amps. It should be changed as an oversized breaker could cause damage to the unit and could void the warranty. The Inspector advises the Client to arrange to have a professional, licensed electrician change the breaker.</p>
Page 44 Item: 6	Servicing of HVAC	<p>6.1. HVAC--RECOMMEND SERVICING: 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.</p>
Foundation		

Page 46 Item: 5	Floor System Support	<p>5.3. JACK POSTS AT GIRDER/BEAM: The Inspector observed approximately 2 screw-type jack posts installed to provide floor support at a beam/girder. Correction is recommended with installation of 6x6" preservative-treated posts or 3" steel posts. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>5.4. MISSING POST AT GIRDER/BEAM: The Inspector observed a missing post to provide floor support at a beam/girder near the center of the crawl space (see image). Correction is recommended with installation of 6x6" preservative-treated post or 3" steel post founded on poured in place concrete footer set 12" deep. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 47 Item: 8	Soil Gas Retarder	<p>8.1. SOIL GAS RETARDER--NOT INSTALLED: The soil gas retarder (plastic sheeting) is not installed. Plastic should be added over all dirt surfaces of the crawl space. The seams should be overlapped and taped. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Floor and Wall Structural Systems		
Page 48 Item: 2	Floor System	<p>2.3. JOIST HANGERS--IMPROPER INSTALLATION WITH SCREWS: The Inspector observed some joist hangers at an area under side D of the home. The joist hangers should be installed with 12D nails to prevent joist failure. Screws do not have proper shear ratings; only framing nails should be used. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 49 Item: 6	Wood Destroying Insects	<p>6.1. TERMITE INSPECTION AND BOND: The Client is advised to get a termite inspection for this property prior to closing. This should be obtained from a State of Georgia licensed pest control company. 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. "Repair and Retreat" bonds are best.</p>
Roof Structure		
Page 50 Item: 4	Roof Framing System Condition	<p>4.3. STRUTS FOR RIDGE RAFTER SUPPORT--MISSING: Struts are needed for the ridge rafter tails. They should be supported with 2-ply 2x6" struts. This concern can be easily addressed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>4.4. COLLAR TIES--NONE INSTALLED: It is recommended to install collar ties. 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. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p> <p>4.5. PRIOR MOISTURE DAMAGE--ROOF SYSTEM: The Inspector observe moisture stains at side D of the attic. The rafter and purlin near the chimney are damaged. Repair with sister members. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 51 Item: 5	Vents for Interior Appliances	<p>5.1. DUCT NOT EXTENDED TO EXTERIOR--BATHROOM POWER FAN: The Inspector did not observe a duct for the bathroom power exhaust that terminates to the exterior; the fan terminates inside the attic. A duct should be installed to vent the damp air to the exterior. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Page 51 Item: 6	Rodents and Pests	6.1. RODENTS--ATTIC: The Inspector observed live squirrels in the attic (see video clip). Rodents can cause significant damage by chewing on circuits and ducts. There is some rodent damage already to circuits. Additionally, their urine and droppings can contain microbes that can be a health hazard. The Inspector advises the Client to arrange to have a professional pest control contractor further evaluate and address as necessary.
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Inspection Details

1. Attendance

In Attendance: *Client present, Buyer Agent present*

2. Home Type

Home Type: *Single Family Home.*

3. Occupancy and Utilities

*Utilities: All utilities were turned on at time of inspection.
Occupancy: Furnished (belongings, furniture, stored items may obstruct defects; inspector does not move items during an inspection.)*

4. 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 evaluated by a certified laboratory. See end of report for more information or epa.gov/mold.

5. Radon

Environmental: This home may contain elevated Radon gas. Testing for Radon gas is not part of this inspection. Your inspector can provide screening for elevated levels of Radon gas for an additional fee. Testing is done with an electronic monitor for a minimum of 48 hours. See end of report for more information or epa.gov/radon.

6. Asbestos

Environmental: This home may contain Asbestos containing building materials since it was constructed before 1978. Testing for Asbestos is not part of this inspection. See end of report for more information or epa.gov/asbestos.

7. Lead-based Paint

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

8. Orientation

Normal Minor Moder- Major Recom
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X				
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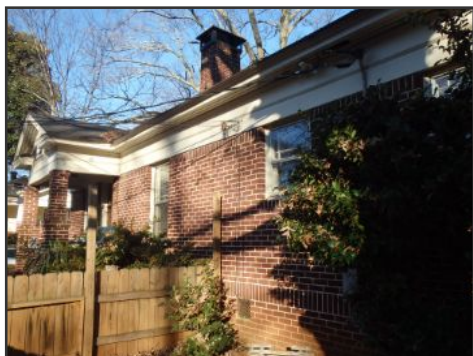
side A



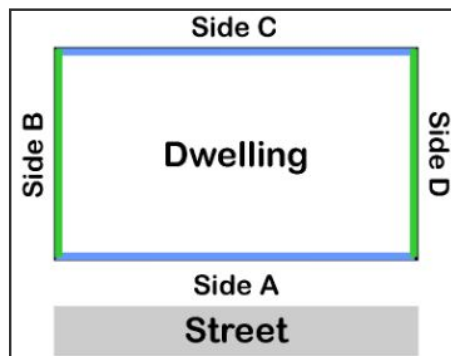
side B



side C



side D



sides of house

Outdoor Environment

Directionals: side A is street side, B is left, C is rear, and D is right side.

1. Exterior Grading

Normal	Minor	Moderate	Major	Recommend
X				

Observations:
1.1. Appears normal.

2. Walkway

Normal	Minor	Moderate	Major	Recommend
X		X		

Observations:
2.1. Appears normal.
2.2. MINOR CRACKING: The Inspector observed some minor, typical cracking at the walkways. 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 with hydraulic cement.
2.3. GRIPPABLE HANDRAIL--STEPS AT WALKWAY: The Inspector did not observe a handrail at the exterior steps at side A near the walkway that leads to street or at side D at brick steps to back yard. The brick steps at side D are also uneven and irregular; this increases risk hazard--consider repair there too. Handrails are very important for mitigating falls on steps, a leading cause of home-related injuries. Installation of handrails is always highly recommended where four risers or more are present. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



walkway and steps at side D



walkway on side D



walkway at front



steps at walkways

3. Deck

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

Observations:

3.1. STAINING OF DECK: The Inspector recommends that the deck be stained regularly to help prevent wood deterioration caused by UV rays and water. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

3.2. BOLTING OF LEDGER--DECK IMPROPERLY ATTACHED THROUGH BRICK CLADDING: The Inspector observed that the deck improperly attaches to the side of the home with bolts going through the brick cladding. The brick serves as a cladding and is not structural. It should not be used to support the deck's load. Correction is recommended with installation of 6x6" preservative-treated posts founded on top of poured-in-place concrete footers set 18" deep. The posts should be installed every 6-8' or under joints of the ledger. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (One & Two Family Dwelling Code on lintels states that "masonry veneer shall not support any vertical loads other than the dead load of the veneer above." Also see page 11:

http://www.dca.state.ga.us/development/constructioncodes/programs/documents/2012IRC-DeckManual2014Amendments_001.pdf

3.3. BOLTING OF FLOOR BAND TO POSTS: The Inspector observed that the deck floor structure is not bolted to the sides of the posts. This is very important. Two 1/2" through-bolts should be added to every support post to prevent deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

3.4. BOLTING OF BEAM TO POSTS: The Inspector observed that the beam is not bolted to the side of the support posts. This is very important. Two 1/2" through-bolts should be added at every post to prevent deck detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

3.5. HORIZONTAL SUPPORT--DEFICIENT: The Inspector observed deficient horizontal support at the deck. The deck moves (see video). Diagonal braces should be added at the posts to provide sufficient support to prevent movement. This is an important but easily correctable concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

3.6. JOIST HANGERS--IMPROPER INSTALLATION WITH SCREWS: The Inspector observed some joist hangers at deck on the right side section. The joist hangers should be installed with 12D nails to prevent joist failure. Screws do not have proper shear ratings; only framing nails rated for use with preservatively-treated wood should be used. Additionally, the hangers are undersized. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of deck



decks should not be bolted through brick



beams not bolted to support posts--example



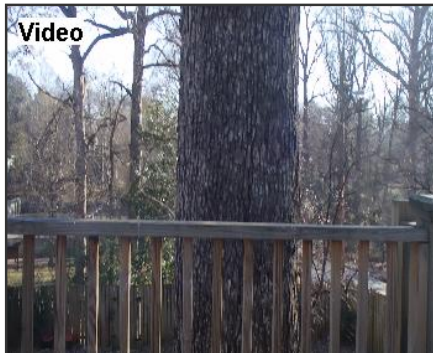
underside of deck



joist hangers undersized and improperly connected with screws

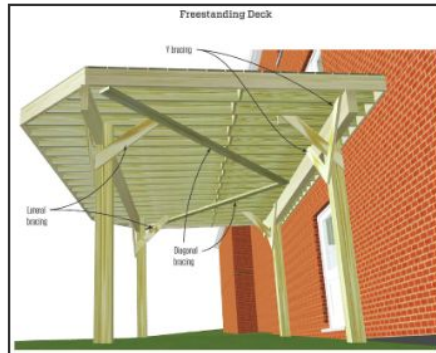


beam/ledger not bolted to post--example

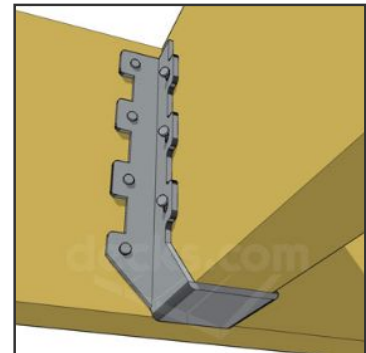


Video

click on image to play



how to construct free-standing deck at brick homes



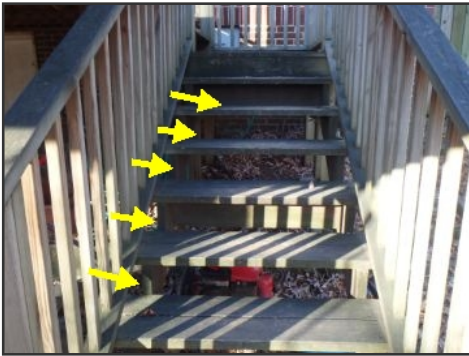
proper joist hanger installation

4. Deck Stairs

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

Observations:

- 4.1. GRIPPABLE HANDRAIL MISSING: The Inspector did not observe a grippable handrail at the deck stairs. Handrails help prevent falls and injuries on steps and stairs. The installation of a properly sized handrail is advised. Generally, handrails should be no more than 2.25" and have a proper profile and projection. This is an important but easily correctable concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
- 4.2. LANDING: There is no landing at the the bottom of the deck steps. Current building standards require landings at doors where steps have three or more risers. The steps should be used with caution unless upgraded. Note that this also creates wood to earth contact, and the bottom of the step stringers may prematurely deteriorate. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
- 4.3. RISER BOARDS: The Inspector did not observe riser boards at the steps. Riser boards are required to help prevent a small child from slipping through the openings of the steps. Correction is recommended for safety of small children. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
- 4.4. STAIR STRINGER BRACKETS: The Inspector did not observe that the stair stringers are connected to the side of the deck with brackets. Current standards required sloped joist hanger brackets with 625 lb rating be installed to connect stringers and prevent detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



open risers can be hazard for children



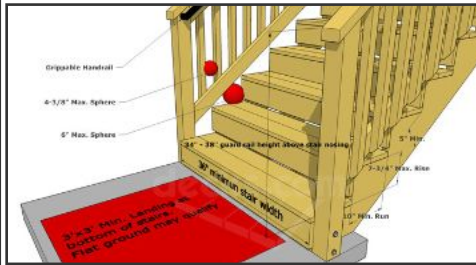
missing grippable handrail



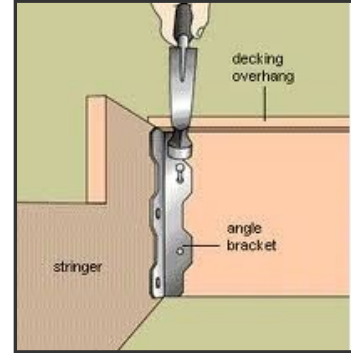
missing concrete landing



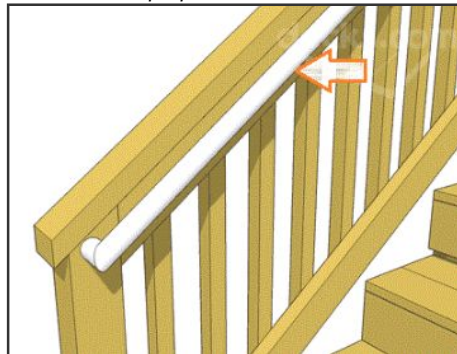
deficient attachment of stair stringers



proper deck stairs



stringer attachment



proper handrails

5. General Drainage

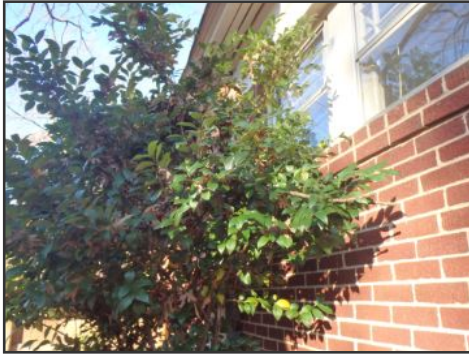
Normal Minor Moderate Major Recom

Observations:
5.1. Appears normal.

6. Vegetation

Normal Minor Moderate Major Recom

Observations:
6.1. TREE LIMBS NEED MAINTENANCE: There are tree limbs that are growing too close to the home and can cause moisture damage to the cladding and trim. The trees should be maintained to within 6 feet of the exterior of the building. This is easily correctable. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.
6.2. VEGETATION NEEDS MAINTENANCE: The shrubs, bushes, and vines are growing too close to the home and can cause moisture damage to the cladding and trim. The vegetation should be maintained to within 24" of the exterior of the building. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.



example overgrown bush



tree limbs need maintenance

7. Fence

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. Regular maintenance is recommended.



general image of fence

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:

1.1. Appears normal. Normal conditions assumed. Foundation is underground/concealed.
 1.2. GAP AT SOIL NEAR FOUNDATION: The Inspector observed a gap in the soil near side C under the deck at the crawl space entrance. The soil near the foundation should be intact to prevent foundation settlement. Consider adding small retaining wall and restoring soil. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

2. Foundation Walls Condition

Normal	Minor	Moderate	Major	Recommend
X				

Type: *Brick pier and curtain wall; this is common for age of home.*

Observations:

2.1. Appears normal (as visible).

3. Cladding/Siding Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Cladding Type: *Brick-veneer.*

Wood lap.
Wood panel.

Observations:

3.1. Appears normal.

3.2. GOOD NEWS:

The home has brick-veneer cladding that should be overall low in maintenance.

3.3. MINOR, HAIRLINE CRACKS AT BRICK VENEER: Minor, normal hairline cracks were observed at the brick-veneer of the home. The cracks were likely caused by normal expansion/contraction. The cracks should be sealed and monitored as they do not appear to represent a significant concern at this time. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

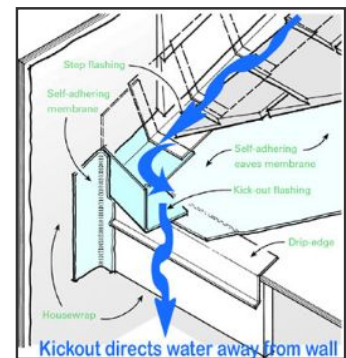
3.4. WOOD TRIM DETERIORATION--MINOR: The Inspector observed some minor areas of wood trim deterioration at side A where the porch roof meets the wall. The damaged areas of trim should be replaced in-kind. The trim prevents water damage to the wall structure. Also, install kickout flashing to protect the trim from water damage in future. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



hairline crack at side B



minor wood damage and missing flashing/trim



kickout flashing

4. Gutters and Downspouts Condition

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

Observations:

4.1. GUTTER SYSTEM--RECOMMEND INSTALLING: The value of gutters is often underestimated no matter the age of the home. The primary function of a properly installed and properly sized gutter system is to manage storm water from the roof. Ideally water should never intrude the area around the foundation. When it does it weakens the soil that ultimately supports the foundation. Storm water can also enter through the foundation walls into the crawl space. Humidity in the crawl space should be kept to a minimum as it can cause mold growth and encourage wood destroying insects. A gutter system is recommended to be installed at this home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5. Porch 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. Minor, hairline cracks present.



front porch

6. Exterior Caulk and Painting Condition

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

Observations:

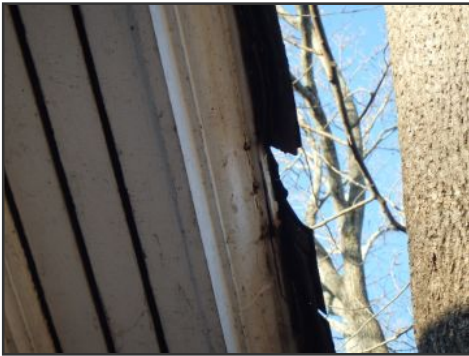
6.1. Appears normal at most areas (cosmetic conditions excepted).
6.2. FLAKING PAINT AT EXTERIOR EAVES--MINOR: The Inspector observed minor areas of flaking paint at the eaves of the home. It is important to maintain the exterior paint and caulk as to protect the wood from moisture deterioration. The 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	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Appears normal.
7.2. SOFFIT BOARD--DETACHED: The Inspector observed soffit board detachment at side(s): D. The damaged panels should be replaced/repared to prevent pest entry to the attic. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
7.3. EAVE DETERIORATION--LIMITED: The Inspector observed some limited areas of eave deterioration at side A (front right corners) and small area at side B (see images). The damaged areas of eaves should be replaced in-kind. The eaves prevent water damage to the wall structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



slight damage to eaves at side B



minor wood deterioration at side A



wood deterioration at side A



open soffit at side D

8. Drip Cap and Flashing Condition

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

Observations:
8.1. Appears normal.

9. Exterior Penetrations

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

Observations:
9.1. Appears normal.
9.2. GAPS AT FOUNDATION WALL AT PIPES: The Inspector observed openings around pipe penetration at side C of the home. The gaps should be sealed with mortar to prevent rodent entry into the crawl space. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



gap could allow rodent entry--side C

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

Roof Inspection: *Roof Style: Gable & hip.*
Secondary Roof Style: Simple gable.
Estimated Age of Roof Covering Material: 15 years.
Some areas of roof are obscured from view. Defects may be out of view.
Some sections of roof were walked; limited by steep areas.
Inspected from ladder edge.
Estimated Life Expectancy of Standard Asphalt Shingles (when new): 15-20 years per HUD.
Number of estimated layers: 3.
 Materials: *Standard asphalt composite.*
 Observations:

1.1. **NEAR END OF LIFESPAN--ROOF COVERING MATERIAL:** 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 (2-3 years). Note that there are 2-3 layers of material. Make repairs in meantime. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.

1.2. **GENERAL MINOR DAMAGE AT ROOF COVERING:** The Inspector observed some areas of asphalt shingles with tears, abrasions, nail holes, etc. The damaged shingles should be repaired to prevent possible roof leaks. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.



click to play for pan view of roof



close up of roofing material



hole at porch



example damaged area



example damaged area



example damaged area

2. Flashing (as visible)

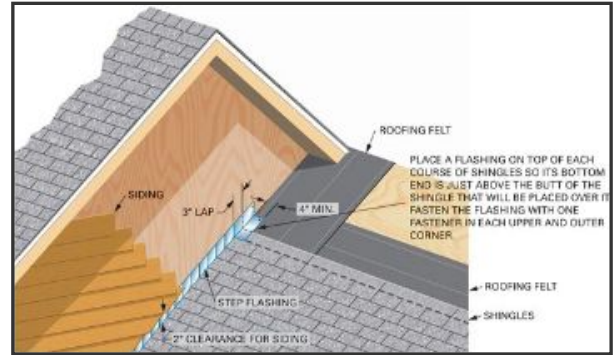
Normal	Minor	Moderate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Appears normal. Note the visibility of flashing is very limited.
 2.2. VERTICAL WALL FLASHING--IMPROPER: The Inspector observed that the vertical wall flashing is improper at side A. Roof-to-wall flashing should be step flashing. Repairs should be made to prevent leaks. The Inspector advises the Client to arrange to have a professional certified roofing contractor further evaluate and address as necessary.



improper vertical wall flashing



vertical wall flashing

3. Vents (physical condition)

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. Appears normal.
 3.2. MINOR RUST NOTED AT METAL VENTS: Some rust noted at metal vents. Monitor as needed.

4. Chimney(s) Condition

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

Observations:

4.1. Appears normal.



general image of chimney on side B



general image of chimney on side D

5. Chimney Cap Condition

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

Observations:

5.1. Appears normal.

6. Roof Penetrations Condition

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

Observations:

6.1. Appears normal.

Interior

1. Wall Covering Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Wall Covering Type: *Plaster and drywall mixed.*

Observations:

- 1.1. Appears normal. Minor cracks and nail pops are common and considered cosmetic.
- 1.2. WALLBOARD OPENING: The Inspector observed a wallboard opening at the center bedroom. The wallboard should be replaced in-kind. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Also note incomplete trim work at some walls, particularly two rear bedrooms; this is a minor concern.

2. Ceilings Condition

Normal	Minor	Moderate	Major	Recommend
X				

Ceilings Type: *Drywall and plaster mixed.*

Observations:

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

3. Water/Moisture Damage

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

- 3.1. Appears normal. None readily visible.

4. Windows Condition

Normal	Minor	Moderate	Major	Recommend
X			X	

Materials: *Wood single-pane.*

Observations:

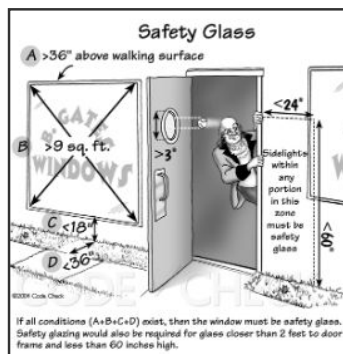
- 4.1. Appears normal. Sample testing conducted.
- 4.2. GOOD NEWS: The home has storm windows for added energy efficiency.
- 4.3. OLDER WINDOWS--RECONDITIONING NEEDED: Original windows of older homes generally have years of paint layers, damaged pulleys and lifts, damaged locks. The Client is advised to have the windows reconditioned or replaced depending on desire. 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	Recommend
X				X

Observations:

- 5.1. Appears normal.
- 5.2. TEMPERED GLASS (SAFETY GLASS)--OLDER HOME--FRENCH DOORS: The Inspector observed that glass panes at the French interior doors are not tempered. This is common for older homes. Current building standards require that glass used in doors be tempered for safety. The doors 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.



safety glass

6. Interior Doors

Normal	Minor	Moderate	Major	Recom
X	X			

Observations:

6.1. Appears normal (sample testing).
 6.2. MINOR ADJUSTMENTS--INTERIOR DOORS: Some of the home's interior doors need minor adjustments/repairs. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

7. Floor Coverings

Normal	Minor	Moderate	Major	Recom
X				

Materials: *Hardwood.*

Observations:

7.1. Appears normal. Some defects may be hidden by furniture.
 7.2. GOOD NEWS:
 The home has solid hardwoods at primary locations. Real hardwood floors can last a lifetime if protected from water.

8. Wall and Ceiling Cracks

Normal	Minor	Moderate	Major	Recom
X				

Observations:

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

Observations:

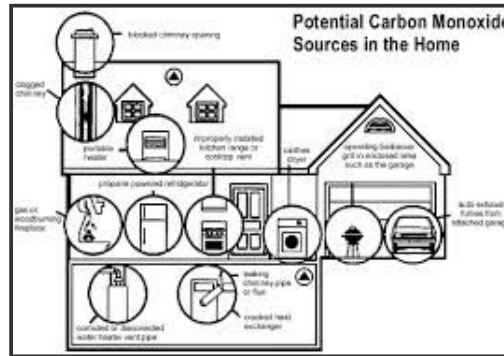
1.1. SMOKE DETECTORS SHOULD BE REPLACED DUE TO AGE: Replacement of existing smoke detectors is recommended due to estimated age exceeding 10 years. It is also highly recommended to add smoke detectors inside each bedroom. At least two hardwired and interconnected smoke detectors are highly recommended 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.

2. Carbon Monoxide Detectors

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

Observations:

2.1. CARBON MONOXIDE DETECTORS NEEDED: 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.



carbon monoxide

3. Fireplace Condition

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

Type: *Masonry fireplace.*
Vented gas log appliances installed.

Observations:

3.1. Appears normal for age. Use with caution due to age. Fireplaces were originally intended to burn coal. Note that center bedroom fireplace is closed.
3.2. GAS LOG APPLIANCE--UNABLE TO OPERATE: The Inspector was unable to get the gas log appliance to operate at the dining area; the valve appears damaged/stripped. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



fireplace at living room



fireplace at bedroom on front

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.

6. Chimney Condition

Normal	Minor	Moderate	Major	Recommend
X				

Observations:
6.1. Appeared normal for age at time of inspection. Recommend annual inspections by chimney sweep.

7. Mantle and Hearth Condition

Normal	Minor	Moderate	Major	Recommend
X				

Observations:
7.1. Appears normal.

8. Exterior Doors Condition

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:
8.1. Appears normal.
8.2. GOOD NEWS:
The home has updated exterior doors at two locations.
8.3. THRESHOLD--MISSING: The exterior door at laundry room is missing a proper threshold. Thresholds help prevent moisture and pest damage by providing a good seal at the bottoms of doors. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
8.4. JAMB DETERIORATION: The Inspector observed minor moisture damage to the exterior door jamb and trim at side: C. The jamb and trim should be repaired with wood epoxy and repainted to prevent additional water damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Bathroom--Main

1. Location

Location: *Hallway--main.*

2. Bathtub

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 2.1. Appears normal. Normal tub drain when tested for several minutes.
- 2.2. Appears normal. Water controls were tested.
- 2.3. GOOD NEWS:
The shower head is low flow which should save water.



3. Sink(s)

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 3.1. Appears normal.
- 3.2. GOOD NEWS:
The bathroom has low flow faucet(s) for water savings.

4. Toilet

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 4.1. Appears normal. Appeared normal at time of inspection.
- 4.2. Toilet is not low-flow.

5. Venting

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 5.1. Appears normal. Power exhaust fan noted.

6. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 6.1. Appears normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
- 6.2. Appears normal--lighting.

7. Heating

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 7.1. Appears normal. Heated by supply vent from central HVAC.

8. Floor Covering

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 8.1. Appears normal. Typical wear may be present.
- 8.2. Ceramic tile.

Bathroom--Private

1. Location

Location: *Private Guest.*

2. Bathtub

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 2.1. Appears normal. Normal tub drain when tested for several minutes.
- 2.2. Appears normal. Water controls were tested.
- 2.3. GOOD NEWS:
The shower head is low flow which should save water.
- 2.4. Ceramic chips noted at bathtub.



3. Sink(s)

Normal	Minor	Moderate	Major	Recom
X	X			

Observations:

- 3.1. Appears normal.
- 3.2. GOOD NEWS:
The bathroom has low flow faucet(s) for water savings.
- 3.3. SINK BASE--NOT MOUNTED TO WALL: The Inspector observed that the bathroom sink base is not connected to wall securely. It could create a leak from movement of pipes. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

4. Toilet

Normal	Minor	Moderate	Major	Recom
X				

Observations:

- 4.1. Appears normal. Appeared normal at time of inspection.
- 4.2. GOOD NEWS:
The toilet is low flow which should save water.

5. Venting

Normal	Minor	Moderate	Major	Recom
	X			

Observations:

- 5.1. NOISY BATHROOM VENT FAN: The Inspector observed that the vent fan is very noisy. The motor may be beginning to fail from age. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



6. Lighting and Receptacles

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

Observations:

- 6.1. Appears normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
- 6.2. Appears normal--lighting.

7. Heating

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. Heated by supply vent from central HVAC.

8. Floor Covering

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

Observations:

- 8.1. Appears normal. Typical wear may be present.
- 8.2. Ceramic tile.

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

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 detailing any findings will be emailed to the Client soon.



2. Ventilation Condition

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

Type: *Underside of microwave. Recirculating.*

Observations:

2.1. Appears normal. Clean filters regularly to avoid grease fires.

3. Kitchen Sink(s)

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. Countertops

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.
4.2. Granite tops noted.

5. Cabinets

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

Observations:

5.1. Appears normal. No significant cabinet deficiencies are noted.

6. Floor Covering Condition

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

Materials: *Hardwood flooring.*

Observations:

6.1. Appears normal. Typical wear may be present.

7. Lighting

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

Observations:

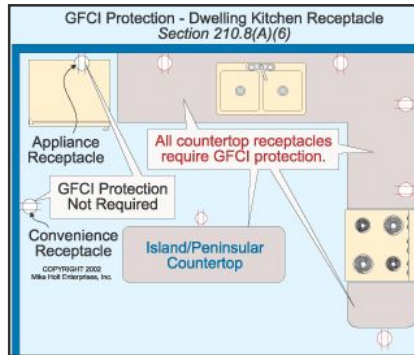
7.1. Appears normal.

8. Kitchen Counter Receptacles

Normal	Minor	Moderate	Major	Recom
X	X			

Observations:

- 8.1. Appears normal at one unit near sink. **GFCI** present and functioning. They should be tested often as they have a short lifespan.
- 8.2. **LACKING COUNTER RECEPTACLES:** The Inspector observed that the kitchen countertop is not adequately served with receptacles per current standards. At least 3 more are recommended, particularly at side C. A receptacle should be available to serve each 2' section of a counter. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
- 8.3. **REVERSE POLARITY:** The Inspector observed reverse polarity (hot/neutral reverse wiring) at the far left receptacle at side B of the kitchen. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



receptacle placement

9. Range

Normal	Minor	Moderate	Major	Recom
X	X			

Brand: *Whirlpool.*
Natural gas.

Observations:

- 9.1. Appears normal when operated. Accuracy of thermostats is beyond the scope of this inspection.
- 9.2. **ANTI-TIP BRACKET:** The anti-tip bracket for the range is not installed. This helps protect children from accidental tip over. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

10. Refrigerator

Normal	Minor	Moderate	Major	Recom
X	X			

Brand: *GE.*

Observations:

- 10.1. Appears normal.
- 10.2. **ICE-MAKER:** The ice-maker does not appear to operate. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

11. Dishwasher

Normal	Minor	Moderate	Major	Recom
X	X			

Brand: *Whirlpool.*

Observations:

- 11.1. Appears normal. Dishwasher was operated for short cycle.
- 11.2. **DISHWASHER--IMPROPERLY CONNECTED TO COUNTERTOP CIRCUIT:** The Inspector observed that the dishwasher is improperly connected to a countertop circuit. Electrical safety standards requires that countertop receptacle circuits not be shared with other appliances. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

Plumbing

1. Main Water Valve

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

Location: *Cellar.*

Observations:

1.1. *Appears normal. No noted leaks at valve.*



main water valve

2. Water Pressure

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

Water Pressure Reading: *Water pressure at time of inspection: 35 psi.*

Observations:

2.1. **WATER PRESSURE TOO LOW:** The Inspector tested with water pressure with a gauge and found it to be 35 psi. The cause is estimated to be from rusted galvanized pipes. Additionally, a pressure control valve is needed. See video of flow example at bathroom. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.



water pressure test

3. Water Supply Piping

Normal	Minor	Moderate	Major	Recom
X			X	X

Materials: *Main: Galvanized.*

As visible (could be other types underground that are out of view)

Primary Branch Water Supply Pipe Material: Copper.

Secondary Branch Water Supply Pipe Material: Galvanized.

Observations:

3.1. Appears normal at copper lines. Underground and hidden deficiencies may exist. Access obstructed.

3.2. LEAKING WATER SUPPLY PIPE--MINOR: The Inspector observed a leak at a water supply pipe at the underfloor area under the main bathroom--hallway. The leak should be repaired. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

3.3. GALVANIZED PIPE--MAIN--AGED: The Inspector observed that the home's main water line is galvanized material. While no leaks were observed at the time of inspection, the pipe is aged. It may fail soon due to age and condition. Water pressure is already low--estimated cause is rust inside pipe. The pipe deteriorates from the inside out. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

3.4. GALVANIZED PIPE--DETERIORATED: The Inspector observed that the home has some branch galvanized water supply pipe. While no leaks were observed at the time of inspection, the pipe is heavily rusted and deteriorated. It may fail soon due to age and condition. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.



leak at pipe under bathroom

4. Drain/Waste/Vent Piping

Normal	Minor	Moderate	Major	Recom
X				X

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

Observations:

4.1. CAST IRON PIPE--AGED: The home still has some 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. HUD (US Dept. of Housing and Urban Development) estimates cast iron pipes last 50 years on average.



general image of cast iron drain pipes

5. Water Heater

Normal	Minor	Moderate	Major	Recommend
X	X			X

Brand/Type: *Location: Cellar.*

Brand: *Mor-Flo*

Gas-fired.

Size: 40 gallons.

Serial Number: 8925117884

Estimated age in years: 25

(determined by date encrypted into serial number).

Estimated Water Heater Lifespan (when new): 10-11 years per HUD.

Observations:

5.1. *Appears normal. Appliance operated at time of inspection--age considered.*

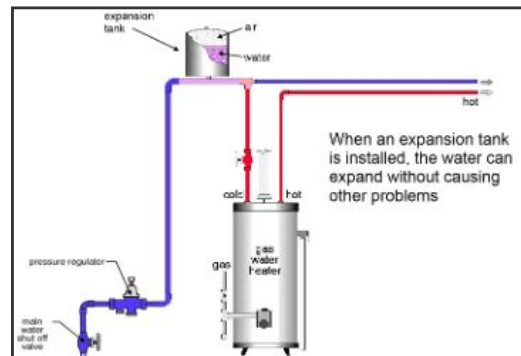
5.2. **EXPANSION TANK:** *The Inspector observed that the water heater does not have an expansion tank installed. expansion tanks reduce stress on water heaters and water pipes associated from normal expansion of heated water. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.*

5.3. **AGED GAS WATER HEATER--SAFETY CONCERN:** *The Inspector observed a gas-fired water heater that was manufactured prior to 2003. Water heaters manufactured before July 1st, 2003, are highly recommended to be replaced due to safety concerns with the exposed combustion chamber. Older units cause around 800 residential fires resulting in an average of 5 deaths and 130 injuries annually. Newer units prevent flammable vapor ignition in the area of the water heater through the implementation of what is referred to as a "flame arrestor", whereby flashback fires are prevented by burning the gas vapors inside of the heater while greatly reducing the risk of igniting flammable gases nearby. Although the water heater operated properly at the time of inspection, it is advised to replace it due to safety concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.*

5.4. **EXCEEDED LIFESPAN:** *Though it operated at the time of inspection, it is noted that the water heater is well beyond the end of its useful lifespan and should be monitored for replacement. It is 25 years old. HUD estimates typical lifespans to be 10-11 years for tank water heaters. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.*



Mor-Flor brand water heater



expansion tanks

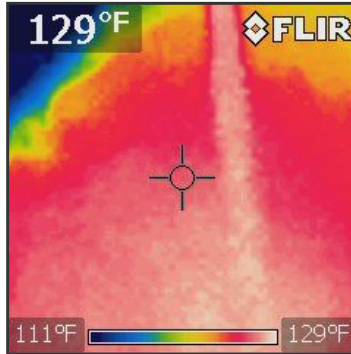
6. Hot Water Temperature

Normal Minor Moderate Major Recom

Temperature: *129° at the time of inspection.*

Observations:

6.1. **HOT WATER TEMPERATURE TOO HIGH:** The hot water temperature was measured at 129° at the time of inspection. The temperature should be maintained at 120° or less for safety and reduced wear and tear on the pipes.



hot water temp

7. Safety Relief Valve

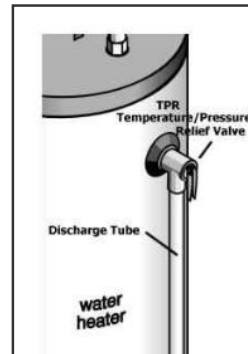
Normal Minor Moderate Major Recom

Observations:

7.1. **DISCHARGE TUBE--IMPROPERLY TRAPS WATER:** The Inspector observed that the water heater's **TPR valve** discharge tube improperly traps water with no bleed valve. This could be a hazard as trapped water can cause corrosion and valve failure. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.



TPR valve discharge tube is improperly installed



safety valves

8. Combustion Air

Normal Minor Moderate Major Recom

Observations:

8.1. **Appears normal.**

9. Water Heater Venting

Normal Minor Moderate Major Recom

Observations:

9.1. **Appears normal.**

10. Hose Faucets (Bibs)

Normal	Minor	Moderate	Major	Recom
X	X			

Observations:

10.1. Appears normal. Consider installing an anchor at the front yard to protect hose faucet from impact damage.

NOTE: It is very important to shut off and drain hose faucets in the winter to prevent freezing. Frozen pipes can rupture and leak causing damage to homes. Note that secondary valve was not readily visible.

10.2. The hose bibs need backflow prevention adaptors. This is an easy correction that can prevent water contamination.



water hose faucet at side A

11. Washer/Dryer Connections

Normal	Minor	Moderate	Major	Recom
X		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.

11.2. DEFICIENT DRYER DUCT: The dryer duct is improper flexible material. Only smooth, rigid dryer ducts should be installed at underfloor/attic areas. Dryer ducts should be 35' or less (reduce allowable length by 5' for every 90° elbow). It is recommended to change the duct to the correct material to reduce fire hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



improper dryer duct material

12. Gas Supply Piping

Normal	Minor	Moderate	Major	Recom
X				X

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

Observations:

12.1. Appears normal. No adverse conditions observed.

12.2. MAIN GAS VALVE: The home has a main gas valve on the utility providers side of the meter; however, there is no main gas valve on the homeowner's side of the gas meter. This is very common for older homes. Newly adopted fuel gas standards require two main gas shutoff valves. Sometimes gas supply companies require the secondary valve to be installed during a change of ownership or lapse in service. This is not always required. 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	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: *Right side of home. Overhead.*
 Observations:
 1.1. Appears normal.



electrical service drop



meter bases

2. Service Entrance Conductors

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

Dual 100 Amp. 120 Volt/240 Volt.
 Observations:
 2.1. Appears normal.

3. Main Disconnect

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

Location of main disconnect: *Exterior at exterior panel.*
 Observations:
 3.1. Appears normal. Two disconnects noted. One for each meter.



main disconnect B



main disconnect B

4. Grounding

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.



grounding connections

5. Distribution Panelboard A

Normal	Minor	Modera ate	Major	Recom
X	X			

Distribution Panel: *GE brand breaker panel observed.*

Location: bedroom--right.

Number of 120V Breakers: 9

Number of 240V Breakers: 1

Observations:

5.1. Appears normal.

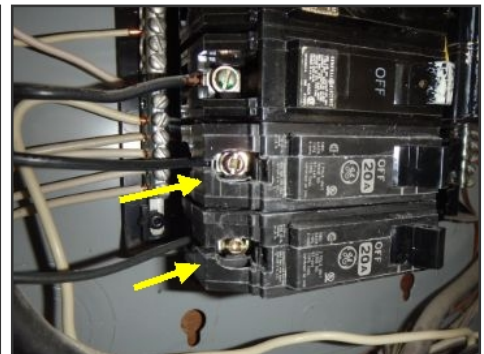
5.2. OVERFUSED CIRCUITS--BEDROOM PANELBOARD: The Inspector observed two 14 gauge rated circuits that were improperly connected to 20 Amp breakers. They should be connected to 15 Amp breakers. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



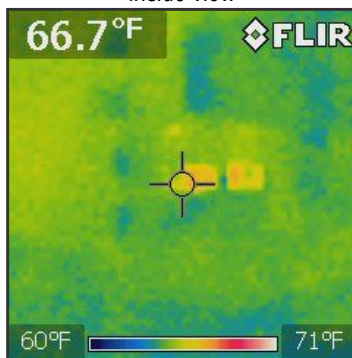
panelboard on right--GE brand



inside view



breakers too large for 14 gauge circuits



normal infrared image of panelboard

6. Distribution Panelboard B

Normal Minor Moderate Major Recom

X	X			
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Subpanel: *GE brand breaker subpanel observed.*

Location: *kitchen.*

Number of 120V Breakers: *11*

Number of 240V Breakers: *2*

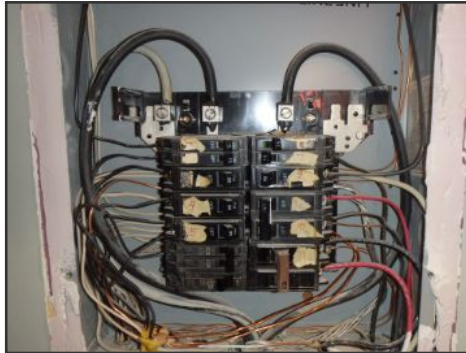
Observations:

6.1. Normal conditions observed at most of panel.

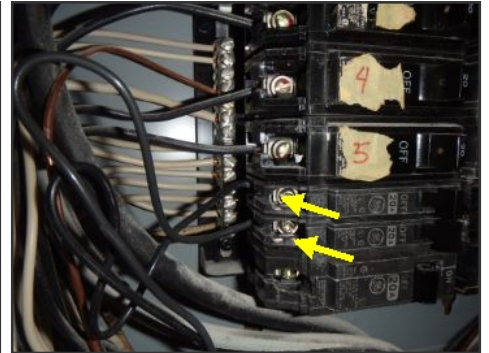
6.2. OVERFUSED CIRCUITS--KITCHEN PANELBOARD: The Inspector observed two 14 gauge rated circuits that were improperly connected to 20 Amp breakers. They should be connected to 15 Amp breakers. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



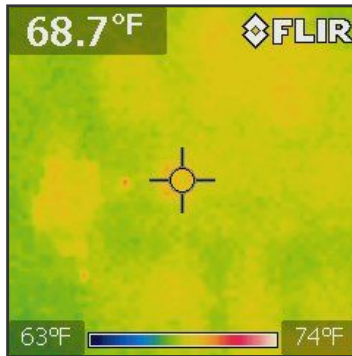
panelboard on left--GE brand



inside view



breakers too large for 14 gauge circuits



normal infrared image of panelboard

7. Service Entrance Wiring

Normal Minor Moderate Major Recom

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

Materials: *Type: Aluminum.*

Obstructed.

Observations:

7.1. *Appears normal.*



service entrance wiring--right side



service entrance wiring--right side

8. Branch Circuits

Normal	Minor	Moderate	Major	Recommend
X		X		

Type: *Grounded Romex wiring observed.*
BX wiring observed.
 Material: *Copper wiring observed at 120V circuits.*

Observations:

- 8.1. Appears normal as readily visible. Most circuits concealed.
- 8.2. ROMEX STAPLES--ATTIC: The Inspector observed some circuits in the attic that need to be secured with romex staples. Securing the circuits helps prevent detachment and a hazard. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.
- 8.3. ABANDONED CIRCUITS: Abandoned circuits were observed at the exterior at side C. All old, unused circuits should be removed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
- 8.4. RODENT DAMAGE--ELECTRICAL CIRCUITS--ATTIC: The Inspector observed electrical circuits that have rodent damage. See example image. The damaged areas should be replaced. Example of circuits under insulation should be conducted by electrician too. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



abandoned circuits should be removed



loose circuits--example

9. Receptacles

Normal	Minor	Moderate	Major	Recommend
X	X			X

Observations:

- 9.1. Appears normal. Normal conditions observed at sample-tested receptacles. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).
- 9.2. TAMPER-RESISTANT RECEPTACLES: The Client is advised to consider updating all of the home's receptacles to tamper-resistant type, new technology, for added electrical safety for children. Note that this technology is not a code requirement for older homes, but it is suggested as an upgrade for improved safety.
- 9.3. LIMITED RECEPTACLES: Consider adding additional receptacles to the home's interior rooms. Older homes usually have very few receptacles; however, modern living demands more receptacles. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
- 9.4. UNGROUNDED RECEPTACLE: The Inspector observed at least one ungrounded receptacle at the rear bedroom at wall side C. Grounded receptacles are important for safety. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



tamper resistant receptacles

10. Lighting and Ceiling Fans

Normal	Minor	Moderate	Major	Recommend
X	X			

Observations:

- 10.1. Appears normal. Normal conditions observed at sample tested lights and ceiling fans.
- 10.2. INSPECTOR TIP--INSTALL LED BULBS--ENERGY SAVINGS: The Client is advised to replace all light bulbs with LED type. Such advanced light bulbs are superior to incandescent and fluorescent light bulbs. They can save as much as 20% of your overall electricity consumption and reduce air conditioning needs as they add virtually no heat to your home. They also can last up to 27 years reducing costs of replacement tremendously.
- 10.3. Some lights did not operate. Change bulbs and retest as necessary.

11. Switches

Normal	Minor	Moderate	Major	Recommend
X				

Observations:

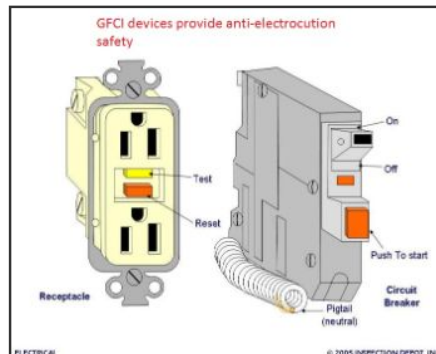
- 11.1. Appears normal.

12. GFCI Protection

Normal	Minor	Moderate	Major	Recommend
	X			

Observations:

- 12.1. EXTERIOR GFCI: The exterior receptacle is not GFCI compliant. The GFCI device is defective. 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.



GFCI devices

13. AFCI Protection

Normal	Minor	Moderate	Major	Recommend
				X

Observations:

- 13.1. AFCI TECHNOLOGY: AFCI breakers, computerized breakers, are more effective than standard breakers at preventing electrical fires. 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.



AFCI, computerized breakers,
provide added electrical fire safety.

AFCI breakers

HVAC

1. Furnace Condition

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

Unit: *Location: Entire home.*
 Brand: *ICP.*
 BTU: *100,000*
 Serial: *L894568688*
 Age: *25 years.*
 Estimated Furnace Lifespan (when new): *15-17 years per HUD.*
 Type: *Central gas-fired, forced air furnace.*
 Observations:

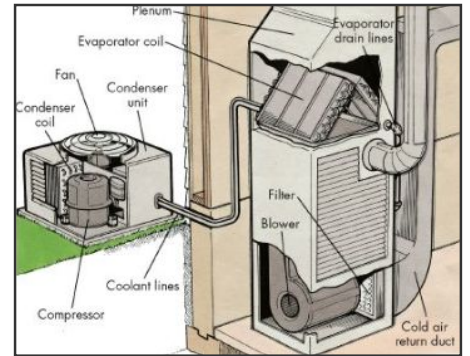
- 1.1. Appears normal. Heating system was operated during the inspection.
- 1.2. EXCEEDED LIFESPAN--GAS FURNACE: The furnace is aged at 25 years. Aged furnaces can sometimes have hidden heat exchanger cracks that can be a carbon monoxide hazard. While it functioned at the time of inspection, it has exceeded its statistical life expectancy. HUD estimates typical lifespans to be 15-17 years for gas furnaces. The Client is advised to anticipate replacement in the immediate future. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.



ICP brand furnace--100,000 BTU--25 yrs old



rusted condition of heat exchanger



HVAC equipment

2. Gas Furnace Exhaust

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.

3. Ductwork

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

Materials: *Flex type, insulated ductwork.*
Rigid, galvanized metal ductwork.
 Observations:

- 3.1. Appears normal. Hidden defects may exist.
- 3.2. DUCTWORK--MINOR INSULATING JACKET DAMAGE: Minor areas of damaged insulating jacket are noted. Ducts work best when air-tight and well-sealed. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

4. Central Air Conditioning

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

Compressor Type: *Brand: ICP.*

Capacity: 2.5 ton.

Serial: L893272573

Age: 25 years.

Temperature Differential: 18° F (15-22° is normal)

Estimated Lifespan of Air Conditioning System (when new): 10-15 years per HUD.

Location: Entire home.

Observations:

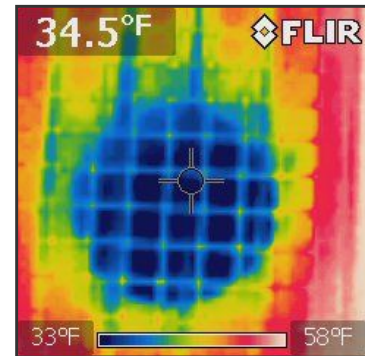
- 4.1. Appears normal. Operated for at least 30 minutes. Functioned normally at time of inspection.
- 4.2. EXCEEDED LIFESPAN--CONDENSER: The air conditioner is aged at 25 years. It has exceeded its statistical life expectancy and should be monitored for replacement. Typical lifespan of an air conditioning unit is 10-15 years. The Client is advised to anticipate replacement in the immediate future. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
- 4.3. OVERFUSED: The 40 Amp breaker for the air conditioning unit is too large as per the manufacturer's rating of 30 Amps. It should be changed as an oversized breaker could cause damage to the unit and could void the warranty. The Inspector advises the Client to arrange to have a professional, licensed electrician change the breaker.



ICP brand condenser--2.5 tons--25 years old



missing insulation



normal temperature drop

5. Refrigerant Lines

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

Observations:

- 5.1. MISSING REFRIGERANT LINE INSULATION AT EXTERIOR: The Inspector observed missing/damaged insulation at the air conditioning unit. It should be replaced. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

6. Servicing of HVAC

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

Observations:

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

7. Service Receptacle and Lighting

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

Observations:

- 7.1. Appears normal.

Foundation

1. Basement/Crawl Space

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

2. Under Floor Crawl Space

Normal Minor Moderate Major Recom

X				X
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Observations:

- 2.1. Appears normal.
- 2.2. Obscured by stored items; defects could be concealed. Access limited to small path to center of crawl space by stored items. Consider follow up after all items removed if additional information is desired.



general image of crawl space



general image of crawl space



general image of crawl space



general image of crawl space



general image of crawl space

3. Foundation

Normal Minor Moderate Major Recom

X				
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Observations:

- 3.1. Appears normal. Foundation is concealed/underground.

4. Foundation Walls Condition

Normal Minor Moderate Major Recom

X				
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Foundation Wall Type: *Brick pier and curtain walls.*

Observations:

- 4.1. Appears normal. Many areas concealed.

5. Floor System Support

Normal Minor Moderate Major Recom

X			X	
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Floor Support Method: *Masonry piers.*

Steel posts.

Observations:

5.1. Appears normal.

5.2. AUXILIARY WOOD FLOOR SUPPORT POSTS--DEFICIENT--NO FOOTINGS: The Inspector observed approximately 10-12 wood posts under the center of the home used 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 footings. Correction is recommended with installation of poured-in-place concrete footings set 12" deep. 6x6" preservative-treated posts can then set on top of the footings. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5.3. JACK POSTS AT GIRDER/BEAM: The Inspector observed approximately 2 screw-type jack posts installed to provide floor support at a beam/girder. Correction is recommended with installation of 6x6" preservative-treated posts or 3" steel posts. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5.4. MISSING POST AT GIRDER/BEAM: The Inspector observed a missing post to provide floor support at a beam/girder near the center of the crawl space (see image). Correction is recommended with installation of 6x6" preservative-treated post or 3" steel post founded on poured in place concrete footer set 12" deep. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



missing support under beam--center of crawl space



screw jack should be replaced with properly rated post

6. Moisture Condition

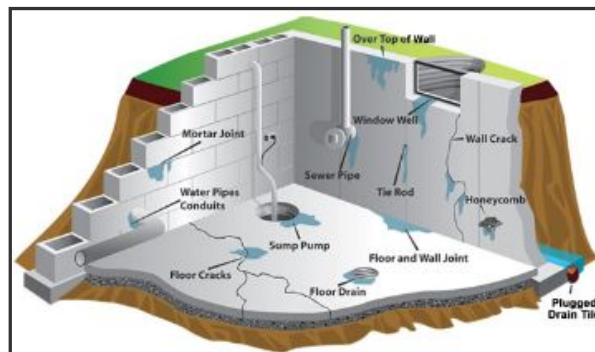
Normal Minor Moderate Major Recom

X				X
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Observations:

6.1. Appears normal.

6.2. PRIOR MOISTURE STAINS--CRAWL SPACE: Prior indicators of water entry at the crawl space were observed. Water may have entered during strong storms. No active water was noted at time of inspection, but it should be monitored. If water is discovered, then steps should be taken to mitigate the problem.



how water can enter the cellar

7. Crawl Space Ventilation

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

Observations:

- 7.1. Appears normal.
- 7.2. Note that termite company may require additional vents, conditions pending.

8. Soil Gas Retarder

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

Observations:

8.1. SOIL GAS RETARDER--NOT INSTALLED: The soil gas retarder (plastic sheeting) is not installed. Plastic should be added over all dirt surfaces of the crawl space. The seams should be overlapped and taped. 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	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Appears normal.

10. Cellar

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

Observations: Appears normal.

Considering installing a sump pump to remove water in case the crawl space ever floods during storms; this can protect appliances and stored items.

Floor and Wall Structural Systems

1. Girders and Beams

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

Materials: *Built-up beams and girders.*

Observations:

1.1. Appears normal.

1.2. DEFICIENT SUPPORT UNDER BEAM/HEADER: The Inspector observed a auxiliary beam at side D that needs to be supported with a properly installed posts and footers. See image. This beam is not critical; however, repair is still advised. The posts should be minimum 6x6" preservative-treated and founded on a poured-in-place concrete footer that is 12" deep. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



auxiliary beam--posts shifting

2. Floor System

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

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

Observations:

2.1. Appears normal. Normal condition of joists observed at time of inspection as visible. Note possible hidden damage due to obstructions and insulation.

2.2. GAP AT FLOOR DECKING--BATHROOM PIPE PENETRATION: The Inspector observed a gap at the floor system at the underside of the bathroom. The gap should be sealed to exclude pests and to serve as fire-blocking. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

2.3. JOIST HANGERS--IMPROPER INSTALLATION WITH SCREWS: The Inspector observed some joist hangers at an area under side D of the home. The joist hangers should be installed with 12D nails to prevent joist failure. Screws do not have proper shear ratings; only framing nails should be used. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



gap under bathroom



joist hangers improperly installed with screws

3. Wall Structure

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

Type: *2x4 wood frame.*

Observations:

3.1. Appears normal (as readily visible).

4. Floor System Insulation

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

Insulation Type: *Insulation installed with R-19 value.*

Observations:

4.1. Appears normal. Some minor areas of displaced insulation noted; this is a minor concern. Address as necessary.

5. Wall Insulation

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

Materials: *R-13 fiberglass.*

Observations:

5.1. Appears normal where visible.

6. 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.

6.1. TERMITE INSPECTION AND BOND: The Client is advised to get a termite inspection for this property prior to closing. This should be obtained from a State of Georgia licensed pest control company. 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. "Repair and Retreat" bonds are best.

Roof Structure

1. Access Point

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

Observations:

1.1. Scuttle.

2. Attic Ventilation Condition

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

Vent Type: *Gable vents.*
Rectangular soffit vents.
Whirl vent.

Observations:

2.1. Appears normal.

3. Attic Insulation

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

Materials: *Batt fiberglass.*
Estimated R-value: 30

Observations:

3.1. Appears normal.

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

Roof Framing System: *Stick framing with 2x6 rafters.*
Ceiling joists: 2x6 dimensional lumber.

Observations:

4.1. Appears normal--ceiling joists. Note that insulation may conceal defects.

4.2. Appears normal--rafters and supports at most areas.

4.3. **STRUTS FOR RIDGE RAFTER SUPPORT--MISSING:** Struts are needed for the ridge rafter tails. They should be supported with 2-ply 2x6" struts. This concern can be easily addressed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

4.4. **COLLAR TIES--NONE INSTALLED:** It is recommended to install collar ties. 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. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

4.5. **PRIOR MOISTURE DAMAGE--ROOF SYSTEM:** The Inspector observe moisture stains at side D of the attic. The rafter and purlin near the chimney are damaged. Repair with sister members. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of attic framing



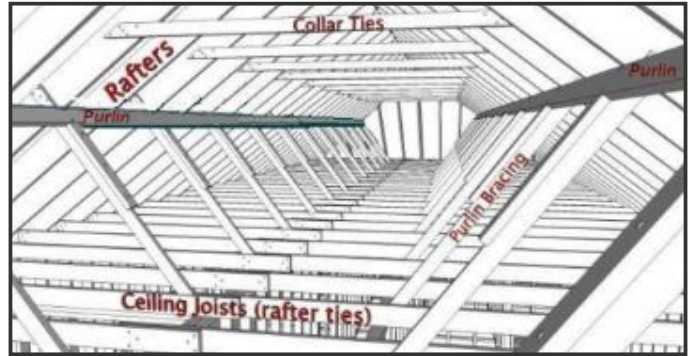
no collar ties are installed



damaged purlin and rafter on side D



recommend adding strut under ridge rafter tails



roof framing

5. 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:

5.1. DUCT NOT EXTENDED TO EXTERIOR--BATHROOM POWER FAN: The Inspector did not observe a duct for the bathroom power exhaust that terminates to the exterior; the fan terminates inside the attic. A duct should be installed to vent the damp air to the exterior. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



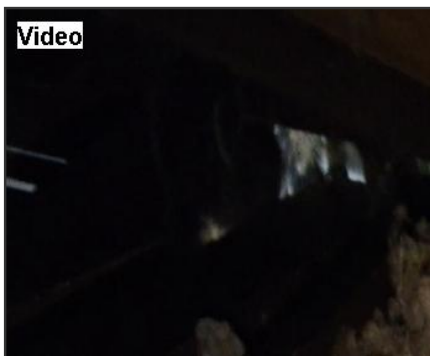
vent does not terminate to exterior

6. Rodents and Pests

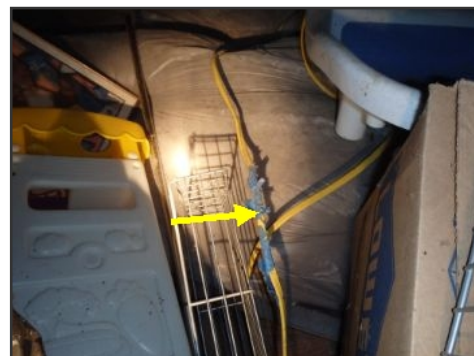
Normal	Minor	Moderate	Major	Recommend
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. RODENTS--ATTIC: The Inspector observed live squirrels in the attic (see video clip). Rodents can cause significant damage by chewing on circuits and ducts. There is some rodent damage already to circuits. Additionally, their urine and droppings can contain microbes that can be a health hazard. The Inspector advises the Client to arrange to have a professional pest control contractor further evaluate and address as necessary.



click to see video of squirrels



example rodent damage

Important Environmental Information:

Radon Gas

Radon is a cancer-causing, radioactive gas.

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

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

Radon can be found all over the U.S.

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

You should perform a radon test.

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

You can fix a radon problem.

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

Mold / Fungus

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

Asbestos

What Is Asbestos?

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

How Can Asbestos Affect My Health?

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

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

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

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

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

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

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

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

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

ASBESTOS CEMENT ROOFING, SHINGLES, and SIDING. These products are not likely to release asbestos fibers unless sawed, dilled, or cut. ARTIFICIAL ASHES AND EMBERS sold for use in gas-fired fireplaces. Also, other older household products such as FIREPROOF GLOVES, STOVE-TOP PADS, IRONING BOARD COVERS, and certain HAIRDRYERS.

What Should Be Done About Asbestos In The Home?

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

water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

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

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

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

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

[Lead Based Paint](#)

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

[Homebuyers](#)

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

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

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

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

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

- [Sample Seller's Disclosure of Information \(PDF\)](#)

- A 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity. If you have a concern about possible lead-based paint, then get a lead inspection from a certified professional before buying.

AGREEMENT FOR HOME INSPECTION SERVICES

IN THE EVENT CLIENT DOES NOT EXECUTE THIS AGREEMENT, IT IS UNDERSTOOD THAT THIS AGREEMENT REMAINS IN FORCE UPON USE OF THE REPORT.

For in consideration of the terms of this Agreement for Home Inspection Services the Inspector (as agent of The Inspection Company, LLC) 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.

End of Report

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines. PVC is the most common material for drain lines for modern homes.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves