The Inspection Company, LLC

Property Inspection Report

123 Any Street, Smyrna, GA 30080
Inspection prepared for: John Q. Customer
Real Estate Agent: Jane A. Agent - ABC Realty Company

Date of Inspection: 1/16/2015 Time: 9:00 AM
Age of Home: 12 years | Size: 3,455 SF estimated
Weather: 41°, sunny, recent rain

Inspector: Michael Collins-Smythe, ACI
ASHI Certified Inspector #211023 | IRC Certified Inspector #5222542
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inspection-company.com

INSPECTION STANDARDS AND LIMITATIONS:

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

GLOSSARY OF TERMS:

APPEARS NORMAL: Item inspected is functioning as intended, 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 far 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 7 Item: 6	General Drainage	6.2. EXPOSED SOIL/MISSING GROUND COVER: There are areas on side D where there is exposed soil and erosion is occurring. It is advised to add vegetation/ground cover to correct the concern. Re-slope soil to gain adequate drainage. This is easily correctable. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.
Page 7 Item: 7	Vegetation	7.2. VEGETATION NEEDS MAINTENANCE: The shrubs and bushes are growing too close to the home (side C and side D), and they 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.
Page 8 Item: 8	Fence	8.1. FENCE--GENERAL REPAIRS: The wood fence needs general repairs to address loose and misaligned boards. Some areas of rot were observed. The fence is nearing the end of its lifespan. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Building Exterior		
Page 9 Item: 2	Cladding/Siding Condition	2.4. WOOD TRIM DETERIORATION--MINOR: The Inspector observed some minor areas of wood trim deterioration at side C. The areas of concern include corner boards at the chimney, window trim, and the trim around the doors. The damaged areas of trim should be replaced in-kind. The trim prevents water damage to the wall structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 10 Item: 3	Gutters and Downspouts Condition	3.2. DETACHING GUTTERS: The Inspector observed that a section of gutter is detaching from the fascia at the side C. There is at least one leaking gutter joint at side A. See images. Failed gutters can cause water damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 10 Item: 5	Exterior Caulk and Painting Condition	5.1. EXTERIOR PAINTING NEEDED--WOOD COMONENTS: The Inspector observed deteriorated exterior paint at the exterior of the home at the trim, eaves, and windows. 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.
Page 11 Item: 7	Drip Cap and Flashing Condition	7.2. KICK-OUT FLASHING--MISSING: Kick-out flashing was not observed at the gutter-to-wall intersection at side A. This type of flashing helps divert water into gutters and away from the wall where it can cause damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Interior Elements		

Page 17 Item: 1	Smoke Detectors	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.
Page 17 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--Master		
Page 21 Item: 10	Whirlpool Tub (Jetted Tub)	10.2. BONDING OF JETTED TUB MOTOR: The Inspector did not observe a bonding connection at the jetted tub motor. This is required when a home has grounded metal water pipes. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Bathroom--Half		
Page 24 Item: 2	Sink(s)	2.2. SLUGGISH BATHROOM SINK--HOT WATER SUPPLY: The sink had a slow hot water flow when tested during the inspection. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.
Kitchen		
Page 25 Item: 3	Kitchen Sink(s)	3.2. SLUGGISH FLOW--KITCHEN FAUCET: The kitchen water faucet has sluggish water flow. There may be debris in the valve. The Inspector advises the Client to arrange to have a professional, plumber further evaluate and address as necessary.
Plumbing		
Page 28 Item: 5	Water Heater	5.3. 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.
Page 29 Item: 12	Gas Supply Piping	12.2. LEAK--MINOR--NATURAL GAS--NEAR METER: The Inspector observed a probable leak due to odor at the natural gas line at the meter. The leak should be investigated and repaired. Contact gas service provider.
HVAC--Upstairs		

Page 36 Item: 6	Servicing of HVAC	6.1. UPSTAIRS 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.
HVAC--Downstairs		
Page 38 Item: 6	Servicing of HVAC	6.1. DOWNSTAIRS 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.
Floor and Wall Structural Systems		
Page 40 Item: 5	Wood Destroying Insects	5.1. 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 to protect the home's structure from future termite activity and potential damage. "Repair and Retreat" bonds are best.

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.*

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.*

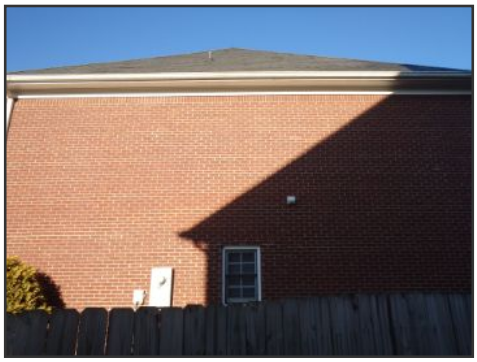
5. Radon

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. Orientation

Normal	Minor	Moderate	Major	Recom
✓				

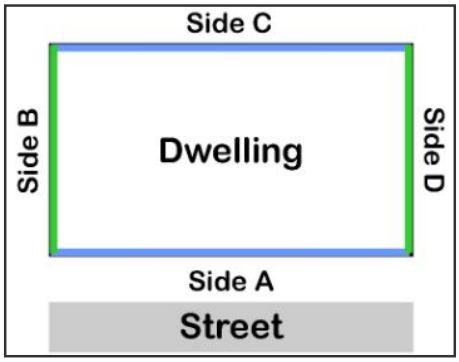
side A



side B

side C

side D



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	Recom
✓				

Observations:
1.1. Appears normal.

2. Driveway

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appears normal.
2.2. Minor, hairline cracks present.

general image of driveway

3. Walkway

Normal	Minor	Moderate	Major	Recom
✓				

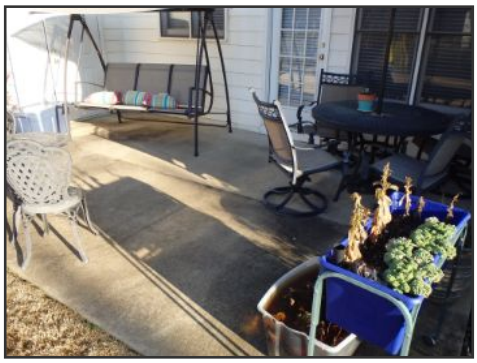
Observations:
3.1. Appears normal.
3.2. Minor, hairline cracks present.

front walkway

4. Patios

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal.
4.2. Minor, hairline cracks present.



general image of patio

5. Downspout Drainage Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal.

6. General Drainage

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
6.1. Appears normal.
6.2. EXPOSED SOIL/MISSING GROUND COVER: There are areas on side D where there is exposed soil and erosion is occurring. It is advised to add vegetation/ground cover to correct the concern. Re-slope soil to gain adequate drainage. This is easily correctable. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary.

water pools--also lacking ground cover

7. Vegetation

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
7.1. Appears normal. Good maintenance of vegetation is recommended.
7.2. VEGETATION NEEDS MAINTENANCE: The shrubs and bushes are growing too close to the home (side C and side D), and they 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.

overgrown shrubs--example

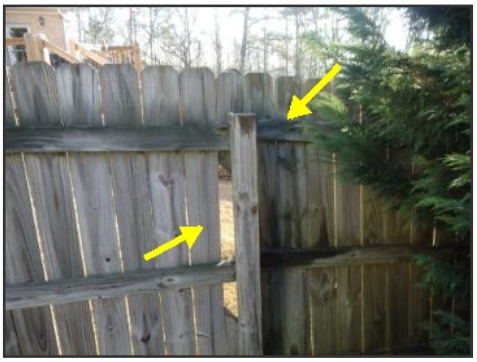
8. Fence

Normal	Minor	Moderate	Major	Recom
☐	☐	✓	☐	☐

Observations:

8.1. FENCE--GENERAL REPAIRS: The wood fence needs general repairs to address loose and misaligned boards. Some areas of rot were observed. The fence is nearing the end of its lifespan. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

misaligned fence gate



example damaged fence area

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appears normal. Normal conditions assumed. Foundation is underground/concealed.
1.2. Slab foundation.

2. Cladding/Siding Condition

Normal	Minor	Moderate	Major	Recom
✓		✓		

Cladding Type: *Brick-veneer.*
Fiber cement siding (sometimes called Hardiplank).
Wood trim.
Observations:
2.1. Appears normal.
2.2. GOOD NEWS:
Fiber cement siding is installed at this home. This type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance/painting as wood siding products.
2.3. GOOD NEWS:
The home has brick-veneer cladding that should be overall low in maintenance.
2.4. WOOD TRIM DETERIORATION--MINOR: The Inspector observed some minor areas of wood trim deterioration at side C. The areas of concern include corner boards at the chimney, window trim, and the trim around the doors. The damaged areas of trim should be replaced in-kind. The trim prevents water damage to the wall structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.


example deteriorated trim--side C


example deteriorated trim--side C


example damaged trim--side C at door


example damaged trim--side C at door

3. Gutters and Downspouts Condition

Normal	Minor	Moderate	Major	Recom
✓		✓		

Observations:

3.1. Appears normal. Sometimes, though, leaks can be difficult to assess until a hard rain storm occurs.

3.2. DETACHING GUTTERS: The Inspector observed that a section of gutter is detaching from the fascia at the side C. There is at least one leaking gutter joint at side A. See images. Failed gutters can cause water damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

gutter is detaching at side C

leaking gutter joint example

4. Porch Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

4.1. Appears normal.

4.2. Small front stoop.

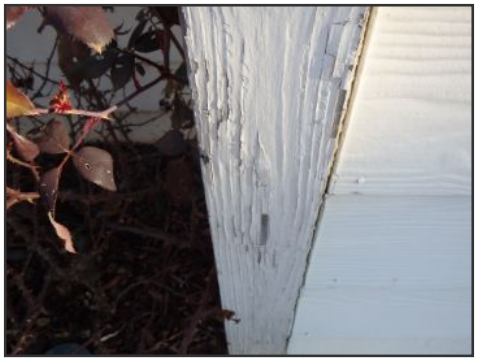
5. Exterior Caulk and Painting Condition

Normal	Minor	Moderate	Major	Recom
			✓	

Observations:

5.1. EXTERIOR PAINTING NEEDED--WOOD COMONENTS: The Inspector observed deteriorated exterior paint at the exterior of the home at the trim, eaves, and windows. 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.

example flaking paint



example flaking paint

example flaking paint


example flaking paint


example flaking paint


example flaking paint

6. Eaves & Facia

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

6.1. Appears normal.

6.2. FASCIA DETERIORATION--LIMITED: The Inspector observed some minors areas of fascia deterioration at side A near the garage and at side C near the storage room. There may be hidden areas behind the gutters. The damaged areas of eaves should be repaired. 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.


minor fascia deterioration


minor fascia deterioration

7. Drip Cap and Flashing Condition

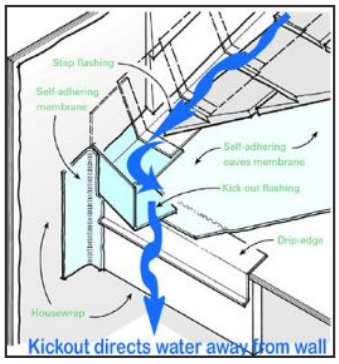
Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

7.1. Appears normal.

7.2. KICK-OUT FLASHING--MISSING: Kick-out flashing was not observed at the gutter-to-wall intersection at side A. This type of flashing helps divert water into gutters and away from the wall where it can cause damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.


missing kickout flashing



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	Recom
✓				

Roof Inspection: *Roof Style: Gable & hip.*
Secondary Roof Style: Shed.
Estimated Age of Roof Covering Material: 13 years.
Inspected from ground level with binoculars.
Some areas of roof are obscured from view. Defects may be out of view.
Inspected from ladder edge.
Estimated Life Expectancy of Architectural-grade Asphalt Shingles (when new): 25-30 years.
Materials: *Architectural-grade asphalt composite.*
Pre-formed metal.
Observations:
1.1. Appears normal. Normal conditions at time of inspection. Sometimes leaks can be difficult to detect. The roof should be monitored during hard rain storms. Minor abrasions exist and are typical.
1.2. GOOD NEWS!
This home's roof has architectural or profile shingles. This attractive and more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-30 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.


general image of roof covering--side A


general image of roof covering--side A


general image of roof covering--side A


general image of roof covering--side A


general image of roof covering--side C


general image of roof covering--side C

2. Flashing (as visible)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appears normal. Note the visibility of flashing is very limited.
2.2. GOOD NEWS!
The home has good vertical wall flashing detail. Step flashing is present. The siding has a 1" margin at roofline. This is commonly done incorrectly.

3. Vents (physical condition)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appears normal.

4. Chimney(s) Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal.

general image of chimney

5. Chimney Cap Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal.

6. Roof Penetrations Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appears normal. Visibility limited.

Garage

1. Garage / Carport

Normal	Minor	Moderate	Major	Recom
✓				

Type: *Enclosed Attached Garage.*
Observations:
1.1. Appears normal.

2. Garage Interior Conditions

Normal	Minor	Moderate	Major	Recom
✓				✓

Observations:
2.1. Appears normal.
2.2. Garage was heavily obstructed with stored items; inspection was limited.
2.3. A residue was observed at the slab near the water heater. The cause is not known.

3. Garage Slab/Floor

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appears normal.
3.2. Minor, typical hairline cracks noted.

4. Garage Electrical

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal. The GFCI device was tested and found to be normal. It should be tested regularly as GFCI technology has a high failure rate.

5. Garage Door

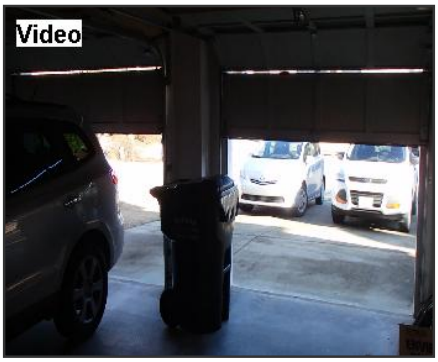
Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal. Door operated normally at time of inspection. Recommend regular servicing and lubrication.

6. Garage Door Opener

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appears normal. Safety stops functioned.



Interior

1. Wall Covering Condition

Normal	Minor	Moderate	Major	Recom
✓				

Wall Covering Type: *Drywall.*
Observations:
1.1. Appears normal. Minor cracks and nail pops are common and considered cosmetic.

2. Ceilings Condition

Normal	Minor	Moderate	Major	Recom
✓				

Ceilings Type: *Drywall.*
Observations:
2.1. Appears normal. Minor cracks and nail pops are common and considered cosmetic.

3. Water/Moisture Damage

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
3.1. Appears normal at most locations.
3.2. MOISTURE STAINS--CEILING: The Inspector observed moisture stains on the ceiling at the half bathroom. The stains appeared to be dry at the time of inspection as checked with a FLIR infrared camera. The concern is primarily cosmetic but the area should be monitored. Provide minor repairs as needed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

moisture stain--half bathroom

4. Windows Condition

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Wood dual-pane.*
Observations:
4.1. Appears normal. Sample testing conducted.
4.2. GOOD NEWS:
The home has dual pane windows for energy efficiency and sound mitigation.

5. Safety Glazing (Tempered Glass)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal.

6. Interior Doors

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
6.1. Appears normal (sample testing).
6.2. MINOR ADJUSTMENTS--INTERIOR DOORS: Some of the home's interior doors need minor adjustments/repairs. Note the bedroom/office door will not close at all. 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
✓				✓

Materials: *Carpet.*
Prefinished engineered wood.
Observations:
7.1. Appears normal. Some carpet soiling noted. Some defects may be hidden by furniture.

8. Wall and Ceiling Cracks

Normal	Minor	Moderate	Major	Recom
✓				

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	Recom
☐	☐	✓	☐	☐

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.

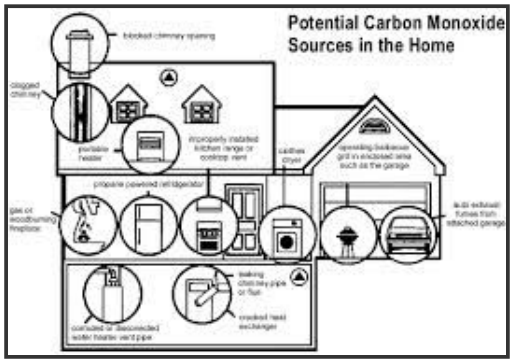
example smoke detector

2. Carbon Monoxide Detectors

Normal	Minor	Moderate	Major	Recom
☐	✓	☐	☐	☐

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.



understanding carbon monoxide hazards

3. Fireplace Condition

Normal	Minor	Moderate	Major	Recom
✓	✓			

Type: *Vented gas log appliances installed.*
Observations:
3.1. Appears normal for age.
3.2. CHARRED CERAMIC LOGS AT FIREPLACE: The Inspector observed that the fireplace has blackened gas logs. The cause could not be readily determined, but it is believed to have an incorrect type of burner. The Inspector advises the Client to arrange to have a professional chimney sweep further evaluate and address as necessary.
3.3. GAP AT GAS LINE ENTRACE AT FIREBOX: The Inspector observed a gap at the gas line entrance to the firebox that has not been sealed. It should be sealed with heat-rated sealant. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

general image of fireplace

4. Damper Condition

Normal	Minor	Moderate	Major	Recom
	✓			

Observations:
4.1. SAFETY CLAMP: The Inspector did not observe a safety clamp at the damper. This is recommended for dampers where gas logs are used at fireplaces. Clips reduce possible carbon monoxide hazard in case user fails to open damper. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5. Chimney Condition

Normal	Minor	Moderate	Major	Recom
✓				

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

6. Mantle and Hearth Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appears normal.

7. Exterior Doors Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appears normal.

8. Stairs Handrail & Guardrails

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
8.1. Appears normal.

9. Stairs: Treads, Risers, Head Clearance

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appears normal.

10. Stairway Illumination Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
10.1. Appears normal.

Bathroom--Master

1. Location

Location: *Master Bathroom.*

2. Bathtub

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appears normal. Normal tub drain when tested for several minutes.
2.2. Appears normal. Water controls were tested.

3. Separate Shower

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appears normal--shower drain: The shower drain appeared to be normal at time of inspection after testing for several minutes.
3.2. Appears normal--shower water control: The shower supply appeared to be normal at time of inspection after testing for several minutes.
3.3. GOOD NEWS:
The shower head is low flow which should save water.

4. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal.
4.2. GOOD NEWS:
The bathroom has low flow faucet(s) for water savings.

5. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal. Appeared normal at time of inspection.
5.2. GOOD NEWS:
The toilet is low flow which should save water.

6. Venting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appears normal. Power exhaust fan noted.

7. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appears normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
7.2. Appears normal--lighting.

8. Heating

Normal	Minor	Moderate	Major	Recom
✓				

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

9. Floor Covering

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appears normal. Typical wear may be present.
9.2. Ceramic tile.

10. Whirlpool Tub (Jetted Tub)

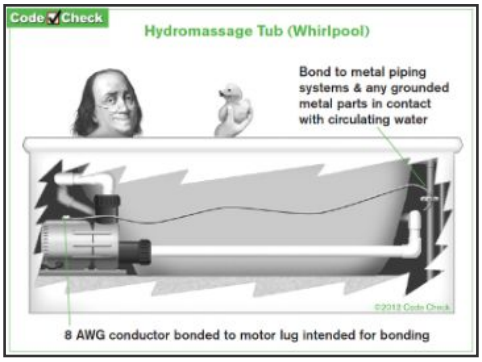
Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

10.1. Appears normal. Unit was tested.

10.2. BONDING OF JETTED TUB MOTOR: The Inspector did not observe a bonding connection at the jetted tub motor. This is required when a home has grounded metal water pipes. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

no bonding connection



understanding bonding

11. Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

11.1. Appears normal. Normal wear and tear may be present.

Bathroom--Upstairs Hallway

1. Location

Location: *Hallway Upstairs.*

2. Bathtub

Normal	Minor	Moderate	Major	Recom
✓				

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
✓				

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
✓				

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
✓				

Observations:
5.1. Appears normal. Power exhaust fan noted.

6. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

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
✓				

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

8. Floor Covering

Normal	Minor	Moderate	Major	Recom
✓				

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

9. Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appears normal. Normal wear and tear may be present.

Bathroom--Private Guest

1. Location

Location: *Private Guest.*

2. Bathtub

Normal	Minor	Moderate	Major	Recom
✓				

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
✓				

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
✓				

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
✓				

Observations:
5.1. Appears normal. Power exhaust fan noted.

6. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

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
✓				

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

8. Floor Covering

Normal	Minor	Moderate	Major	Recom
✓				

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

9. Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appears normal. Normal wear and tear may be present.

Bathroom--Half

1. Location

Location: *Half Bathroom.*

2. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
2.1. Appears normal at drain.
2.2. SLUGGISH BATHROOM SINK--HOT WATER SUPPLY: The sink had a slow hot water flow when tested during the inspection. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

3. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appears normal. Appeared normal at time of inspection.
3.2. GOOD NEWS:
The toilet is low flow which should save water.

4. Venting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal. Power exhaust fan noted.

5. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
5.2. Appears normal--lighting.

6. Heating

Normal	Minor	Moderate	Major	Recom
✓				

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

7. Floor Covering

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appears normal. Typical wear may be present.

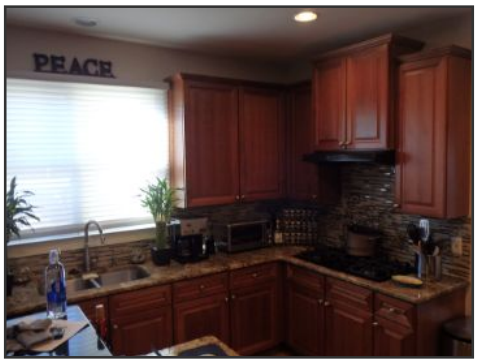
Kitchen

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
✓				

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
✓				

Type: *Range hood. Recirculating.*
Observations:
2.1. Appears normal. Clean filters regularly to avoid grease fires.

3. Kitchen Sink(s)

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
3.1. Appears normal at drain.
3.2. SLUGGISH FLOW--KITCHEN FAUCET: The kitchen water faucet has sluggish water flow. There may be debris in the valve. The Inspector advises the Client to arrange to have a professional, plumber further evaluate and address as necessary.

see video of water flow

4. Countertops

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal.
4.2. Granite tops noted.

5. Cabinets

Normal	Minor	Moderate	Major	Recom
✓				

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

6. Floor Covering Condition

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Engineered wood.*
Observations:
6.1. Appears normal. Typical wear may be present.

7. Lighting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appears normal.

8. Kitchen Counter Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
8.1. Appears normal. GFCI present and functioning. They should be tested often as they have a short lifespan.

9. Range

Normal	Minor	Moderate	Major	Recom
✓				

Brand: *GE.*
Natural gas.
Observations:
9.1. Appears normal when operated.

10. Built-in Oven

Normal	Minor	Moderate	Major	Recom
✓				

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

11. Food Disposer

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
11.1. Appears normal. Rust noted at chamber.

12. Refrigerator

Normal	Minor	Moderate	Major	Recom
✓	✓			

Brand: *Kenmore.*
Observations:
12.1. Appears normal.
12.2. ICE-MAKER--SHUT OFF: The ice-maker was shut off at the start of the inspection and could not be fully evaluated.

13. Dishwasher

Normal	Minor	Moderate	Major	Recom
✓	✓			

Brand: *Kenmore.*
Observations:
13.1. Appears normal. Dishwasher was operated for short cycle.
13.2. LCD display does not properly illuminate; repair as desired.

14. Built-in microwave

Normal	Minor	Moderate	Major	Recom
✓				

Brand: *Kenmore.*
Observations:
14.1. Appears normal. Microwave was tested by melting an ice cube or by heating 2 ounces of water.

Plumbing

1. Main Water Valve

Normal	Minor	Moderate	Major	Recom
✓				

Location: *Garage.*
Observations:
1.1. Appears normal. No noted leaks at valve.

main water valve

water pressure control valve

2. Water Pressure

Normal	Minor	Moderate	Major	Recom
✓				

Water Pressure Reading: *Water pressure at time of inspection: 58 psi.*
Observations:
2.1. Appears normal.

water pressure test

3. Water Supply Piping

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Main: CPVC.*
As visible (could be other types underground that are out of view)
Primary Branch Water Supply Pipe Material: Copper.
Lawn irrigation systems: note that lawn irrigation systems are not evaluated as part of inspections due to possible risk of damage.
Observations:
3.1. Appears normal. No significant deficiencies observed at the visible portions of the supply piping. Underground and hidden deficiencies may exist.
3.2. It is noted that the original water supply pipe was replaced.

4. Drain/Waste/Vent Piping

Normal	Minor	Moderate	Major	Recom
✓				

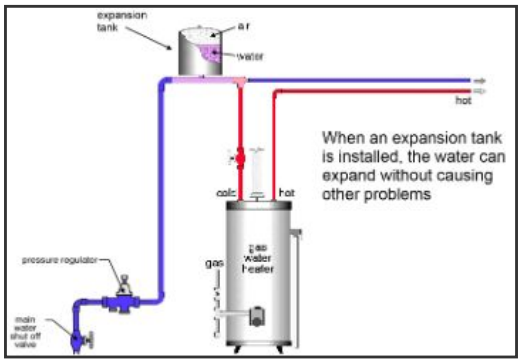
Drain/Waste Pipe Type: PVC *Waste and Drain*
PVC *Vent*
Observations:
4.1. Appears normal. Underground and hidden pipe conditions cannot be determined.

5. Water Heater

Normal	Minor	Moderate	Major	Recom
✓	✓			✓

Brand/Type: *Location: Garage.*
Brand: State Select.
Gas-fired.
Size: 50 gallons.
Serial Number: M01207658
Estimated age in years: 14
(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. Note that the wood stand has minor deflection--monitor as necessary.
5.2. 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. 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.
5.3. 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.

State Select brand water heater--50 gallons

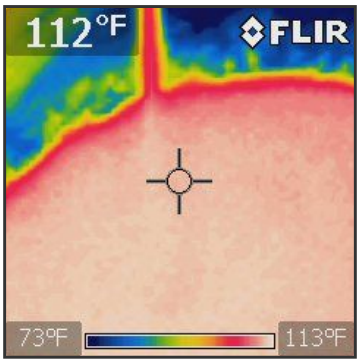


expansion tanks

6. Hot Water Temperature

Normal	Minor	Moderate	Major	Recom
✓				

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



hot water temperature

7. Safety Relief Valve

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appears normal. The TPR valve is not tested during inspection with lever as doing so could trigger leaking. However, homeowner should test every 3 months or as directed in water heater manual.

8. Combustion Air

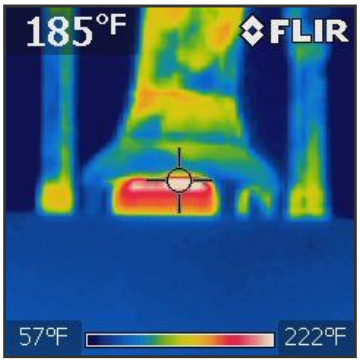
Normal	Minor	Moderate	Major	Recom
✓				

Observations:
8.1. Appears normal.

9. Water Heater Venting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appears normal.



normal infrared image of drafthood

10. Hose Faucets (Bibs)

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
10.1. Appears normal.
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.
10.2. The hose bibs need backflow prevention adaptors. This is an easy correction that can prevent water contamination.
10.3. LEAKING HOSE FAUCET: The Inspector observed a leak at the handle at a water hose faucet on side D when valve is opened. The leak should be repaired. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

11. Washer/Dryer Connections

Normal	Minor	Moderate	Major	Recom
✓				

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

12. Gas Supply Piping

Normal	Minor	Moderate	Major	Recom
✓	✓			

Main Valve Location: *Gas meter is located at side: D.*
Observations:
12.1. Appears normal. No adverse conditions observed.
12.2. LEAK--MINOR--NATURAL GAS--NEAR METER: The Inspector observed a probable leak due to odor at the natural gas line at the meter. The leak should be investigated and repaired. Contact gas service provider.

main gas valve

Electrical

1. Service Drop

Normal	Minor	Moderate	Major	Recom
✓				

Location: *Front of home.*
Underground.
Observations:
1.1. Appears normal.

meter base

2. Service Entrance Conductors

Normal	Minor	Moderate	Major	Recom
✓				

200 Amp.
120 Volt/240 Volt.
Observations:
2.1. Appears normal.

3. Main Disconnect

Normal	Minor	Moderate	Major	Recom
✓				

Location of main disconnect: *Exterior at exterior panel.*
Observations:
3.1. Appears normal.

main disconnect--200 Amp

4. Grounding

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appears normal.

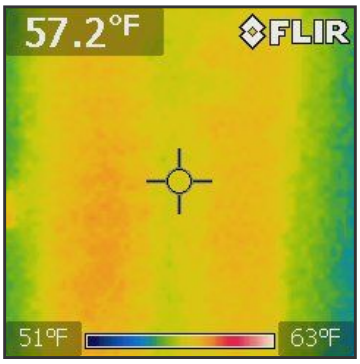
grounding connection

5. Distribution Panelboard A

Normal	Minor	Moderate	Major	Recom
☐	☐	☐	☐	✓

Distribution Panel: *Square D brand breaker panel observed.*
Location: garage.
Observations:
5.1. OBSTRUCTED: The electrical distribution panel was obstructed by home owner belongings at the time of inspection. The Inspector was unable to view inside panelbaord. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate if more information is desired.

panelboard--located at garage--obstructed from inspection



normal infrared image of panelboard

distribution panelboard--Square D

6. Service Entrance Wiring

Normal	Minor	Moderate	Major	Recom
☐	☐	☐	☐	✓

Materials: *Obstructed.*
Observations:
6.1. Obstructed.

7. Branch Circuits

Normal	Minor	Moderate	Major	Recom
✓	☐	☐	☐	☐

Type: *Grounded Romex wiring observed.*
Material: Copper wiring observed at 120V circuits.
Observations:
7.1. Appears normal as readily visible. Most circuits concealed.

8. Receptacles

Normal	Minor	Moderate	Major	Recom
✓	☐	☐	☐	✓

Type: *Grounded.*
Observations:
8.1. Appears normal. Normal conditions observed at sample-tested receptacles. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).
8.2. 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.

understanding tamper resistant receptacles

9. Lighting and Ceiling Fans

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

9.1. Appears normal. Normal conditions observed at sample tested lights and ceiling fans.
9.2. 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.
9.3. Some lights did not operate. Change bulbs and retest as necessary.

10. Switches

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

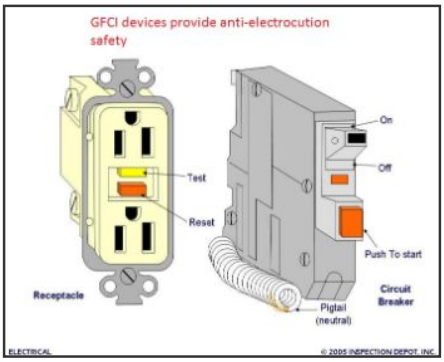
10.1. Appears normal.

11. GFCI Protection

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

11.1. Appears normal. Test regularly as devices have high failure rate.
11.2. GOOD NEWS:
The home has GFCI receptacles at wet areas. This technology mitigates the risks of electrocution at bathrooms, kitchens, exterior, etc.



understanding GFCI receptacles

12. AFCI Protection

Normal	Minor	Moderate	Major	Recom
				✓

Observations:

12.1. 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 breakers

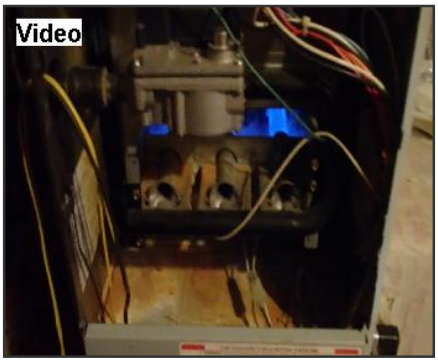
HVAC--Upstairs

1. Furnace Condition

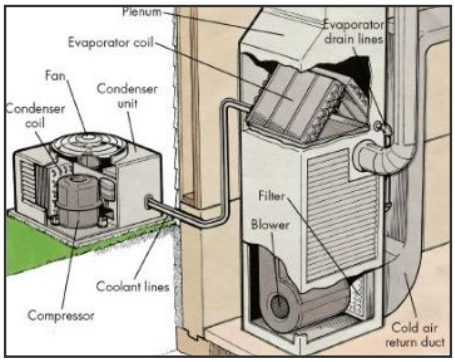
Normal	Minor	Moderate	Major	Recom
✓				✓

Unit: *Location: Upstairs.*
Brand: Carrier.
BTU: 66,000
Serial: 2401A66658
Age: 14 years.
Estimated Furnace Lifespan (when new): 15-17 years per HUD.
Type: *Type: Central gas-fired, forced air furnace.*
Observations:
1.1. Appears normal. Heating system was operated during the inspection.
1.2. NEARING END OF LIFESPAN: It is noted that the furnace is nearing the end of its useful lifespan and should be monitored for replacement. HUD estimates typical lifespans to be 15-17 years for gas furnaces. Regular servicing is recommended. See service manual from manufacturer or contact NATE certified HVAC company. Aged furnaces can sometimes have hidden heat exchanger cracks that can be a carbon monoxide hazard.

Carrier brand furnace--66,000 BTU



click play to see video



understanding HVAC

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appears normal.

3. Ductwork

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Flex type, insulated ductwork.*
Observations:
3.1. Appears normal. Hidden defects may exist.

4. Central Air Conditioning

Normal	Minor	Moderate	Major	Recom
				✓

Compressor Type: *Brand: Carrier.*
Capacity: 3.0 tons.
Serial: 3101E19562
Age: 14 years.
Estimated Lifespan of Air Conditioning System (when new): 10-15 years per HUD.
Location: *Upstairs.*
Observations:
4.1. NEARING END OF LIFESPAN: It is noted that the air condensing unit is nearing the end of its useful lifespan and should be monitored for replacement. HUD estimates typical lifespans to be 10-15 years for standard air condensing units. Regular servicing is recommended. See service manual from manufacturer or contact NATE certified HVAC company.
4.2. UNABLE TO TEST--OUTSIDE TEMPERATURE TOO LOW: The air conditioning system could not be operated at the time of inspection as the outside air temperature was too cold. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
4.3. NOT LEVEL--CONDENSER: The condenser is not currently level. It should be made level so that internal parts stay properly lubricated. The Inspector advises the Client to arrange to have a licensed, NATE certified HVAC contractor further evaluate and address as necessary.

Carrier brand condenser--3.0 tons

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal.

6. Servicing of HVAC

Normal	Minor	Moderate	Major	Recom
	✓			

Observations:
6.1. UPSTAIRS 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	Recom
✓				

Observations:
7.1. Appears normal.

HVAC--Downstairs

1. Furnace Condition

Normal	Minor	Moderate	Major	Recom
✓				✓

Unit: *Location: Main Floor.*
Brand: Carrier.
BTU: 66,000
Serial: 0601A60328
Age: 14 years.
Estimated Furnace Lifespan (when new): 15-17 years per HUD.
Type: *Type: Central gas-fired, forced air furnace.*
Observations:
1.1. Appears normal. Heating system was operated during the inspection.
1.2. NEARING END OF LIFESPAN: It is noted that the furnace is nearing the end of its useful lifespan and should be monitored for replacement. HUD estimates typical lifespans to be 15-17 years for gas furnaces. Regular servicing is recommended. See service manual from manufacturer or contact NATE certified HVAC company. Aged furnaces can sometimes have hidden heat exchanger cracks that can be a carbon monoxide hazard.

Carrier brand furnace--66,000 BTU

click play to see video

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appears normal.

3. Ductwork

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Flex type, insulated ductwork.*
Observations:
3.1. Appears normal. Hidden defects may exist.

4. Central Air Conditioning

Normal	Minor	Moderate	Major	Recom
				✓

Compressor Type: *Brand: Carrier.*
Capacity: 2.5 tons.
Serial: 4001E09890
Age: 14 years.
Estimated Lifespan of Air Conditioning System (when new): 10-15 years per HUD.
Location: *Serves main floor.*
Observations:
4.1. UNABLE TO TEST--OUTSIDE TEMPERATURE TOO LOW: The air conditioning system could not be operated at the time of inspection as the outside air temperature was too cold. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
4.2. NEARING END OF LIFESPAN: It is noted that the air condensing unit is nearing the end of its useful lifespan and should be monitored for replacement. HUD estimates typical lifespans to be 10-15 years for standard air condensing units. Regular servicing is recommended. See service manual from manufacturer or contact NATE certified HVAC company.
4.3. NOT LEVEL--CONDENSER: The condenser is not currently level. It should be made level so that internal parts stay properly lubricated. The Inspector advises the Client to arrange to have a licensed, NATE certified HVAC contractor further evaluate and address as necessary.

Carrier brand condenser--2.5 tons

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appears normal.

6. Servicing of HVAC

Normal	Minor	Moderate	Major	Recom
	✓			

Observations:
6.1. DOWNSTAIRS 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	Recom
✓				

Observations:
7.1. Appears normal.

Foundation

1. Foundation

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appears normal. Monolithic slab. Grade beams are concealed/underground.

2. Floor System Support

Normal	Minor	Moderate	Major	Recom
✓				

Floor Support Method: *Wood walls.*
Observations:
2.1. Appears normal.

Floor and Wall Structural Systems

1. Girders and Beams

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Not visible.*
Observations:
1.1. Appears normal.

2. Floor System

Normal	Minor	Moderate	Major	Recom
✓				

Floor System Type: *Monolithic slab on grade.*
Second story wood floor structure is concealed.
Observations:
2.1. Appears normal. Normal condition of joists observed at time of inspection as visible.

3. Wall Structure

Normal	Minor	Moderate	Major	Recom
✓				

Type: *2x4 wood frame.*
Observations:
3.1. Appears normal (as readily visible).

4. Wall Insulation

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *R-13 fiberglass.*
Observations:
4.1. Appears normal where visible.

5. Wood Destroying Insects

Normal	Minor	Moderate	Major	Recom
				✓

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

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

5.1. TERMITE INSPECTION AND BOND: The 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 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
✓				

Observations:
1.1. Appears normal.
1.2. Drop down stairs.
1.3. Scuttle.

2. Attic Ventilation Condition

Normal	Minor	Moderate	Major	Recom
✓				

Vent Type: *Turtle-back vents.*
Continuous soffit venting.
Observations:
2.1. Appears normal.

3. Attic Insulation

Normal	Minor	Moderate	Major	Recom
✓	✓			

Materials: *Loose-lay fiberglass.*
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
✓				

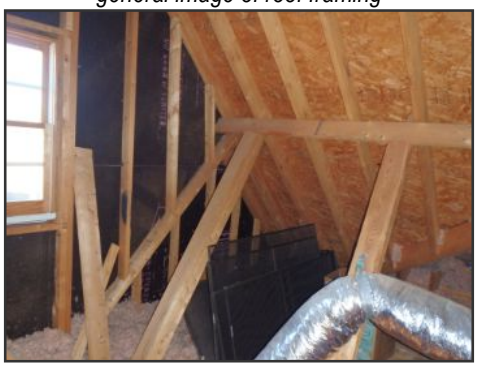
Roof Framing System: *Stick framing with 2x6 rafters.*
Ceiling joists: 2x8 dimensional lumber.
Observations:
4.1. Appears normal--ceiling joists. Note that insulation may conceal defects.
4.2. Appears normal--rafters and supports.


general image of roof framing


general image of roof framing


general image of roof framing


general image of roof framing


general image of roof framing


general image of roof framing

5. Vents for Interior Appliances

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

5.1. Appears normal (as visible).

6. Rodents and Pests

Normal	Minor	Moderate	Major	Recom
	✓			

Observations:

6.1. RODENTS--ATTIC: The Inspector observed rodent traps at the attic area of the home. Rodents can cause significant damage by chewing on circuits and ducts. 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.

open rodent trap

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 and 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. Lean 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