



Inspection Report

George and Jennifer Ostyn

Property Address:
2145 Double Creek Lane
Milton GA 30004



Residential Inspector of America

Sean Tipton



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....4](#)

[1 Exterior.....8](#)

[2 Deck / Patio / Porch13](#)

[3 Garage16](#)

[4 Structural Components18](#)

[5 Roofing.....21](#)

[6 Insulation and Ventilation25](#)

[7 Heating / Central Air Conditioning.....26](#)

[8 Electrical System32](#)

[9 Plumbing System39](#)

[10 Interiors44](#)

[11 Built-In Kitchen Appliances45](#)

General Info

Property Address 2145 Double Creek Lane Milton GA 30004	Date of Inspection 7/20/2020	Report ID 072020JW727
Customer(s) George and Jennifer Ostyn	Time of Inspection 01:00:00 PM	Real Estate Agent Lisa Williams Century 21 - Results Realty

Inspection Details

Standards of Practice: ASHI American Society of Home Inspectors	In Attendance: Seller only	Type of building: Single Family (2 story)
Approximate age of building: Over 10 Years	Temperature: Over 65	Weather: Clear, Hot and Humid

Inspector:
Sean Tipton

Comment Key & Definitions

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty 90 Day Structural/Mechanical Warranty

90 Day Mold Warranty 90 Day Main Sewer/Water Line Warranty

Concierge Service for Utility Set up 120 Day Radon Warranty (with test)

And FREE RecallChek on appliances for life! Click [HERE](#) to find out more.

REPORT VIDEOS

You are currently viewing a PDF version of this report. Your report may contain videos that you can view in the HTML version of this report by clicking [HERE](#).

IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

INSPECTED: The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

NOT INSPECTED: The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

REPAIR/REPLACE: The item is in need of repair, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: The item is not present in this home.

Summary



Residential Inspector of America

Customer

George and Jennifer Ostyn

Address

2145 Double Creek Lane
Milton GA 30004

All complete RIA home inspections come with these FREE services to protect your investment: 5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek on appliances for life. Click [HERE](#) to find out more. Applies to home buyers only.

RIA's home inspections are completed in accordance with the ASHI Standards of Practice, your RIA Inspection Agreement, and other RIA Terms & Conditions. Click [HERE](#) to view.

This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

1. Exterior

1.1 EXTERIOR SIDING

Repair or Replace



Seal the light fixture(s) to the cement fiber board siding around the house to prevent water entry into the wall cavity and fixture box. Have contractor evaluate. See photo(s) for location(s).

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Repair or Replace



(1) There are various cracked and settling portions of the driveway. This issue will continue until repairs are made. See photo(s) for examples.



(2) The landscape behind the garage may require a trench or drain if water stands or puddles near the home after heavy rain. Recommend to monitor and repair as needed. All rain water should drain at least 5 feet away from the home. See photo(s).

1.6 EXTERIOR WOOD TRIM

Repair or Replace





All exterior wood trim will need to be painted in the near future. Typical homeowner maintenance suggests that homes be painted every 3-5 years.

2. Deck / Patio / Porch




2.4 ATTACHMENT / FLASHING

Repair or Replace

-  (1) No metal flashing could be seen between the rear deck and the rear wall at the garage deck. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.
-  (2) Have the garage deck bolted to the garage. Bolts should be at least 1/2 inch in diameter and be the carriage type used with a washer and a nut for tightening. Deck bolts make stronger connection and have been required for many years.

2.8 PORCH / PATIO / STEPS


Repair or Replace

-  (1) Small, non structural cracks in the concrete front and rear patios. Have sealed as needed. It cannot be determined if they will crack anymore, but due to the age of the house, it is likely that settlement is complete.
-  (2) Uneven step heights on the steps to the pool area, are likely due to past settlement of the steps. It is not clear if there will be anymore settlement. See photos. Uneven step heights can be a trip hazard.
-  (3) Handrail missing on stairs to pool area. Recommend the installation of the missing handrail.

3. Garage


3.1 GARAGE WALLS

Repair or Replace

-  Inspection of garage was limited due to stored items being in the garage at the time of the inspection. See photo(s) for examples. Buyer should resolve all concerns prior to closing.

3.2 GARAGE FLOOR



Repair or Replace

-  Cracks in garage floor are not wide enough to be considered a structural concern and are due to normal settlement and shrinkage of the concrete. Have patched as needed.

4. Structural Components


4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Repair or Replace

-  (1) The basement and the foundation wall inspections were very limited due to the basement being finished off and due to a large amount of stored items.
-  (2) Signs of mold or suspected mold growth is present on the floor system overhead in basement. The underlying cause of mold problems is normally moisture or high humidity. A visual inspection cannot determine the extent of the mold problem or if any health hazards exist. Mold testing is recommended and can be completed if desired. Resolve all mold concerns prior to closing. Please [HERE](#) for more information on mold testing.

4.1 WALLS (Structural)

Repair or Replace

-  Shrinkage cracking noted to the foundation wall below the stair landing and in the workshop area. This is consider typical. Recommend sealing to help prevent any water penetration.

5. Roofing

5.1 FLASHINGS

Repair or Replace



Loose chimney flashing noted on the chimney at the back right of the home. This condition could allow water to penetrate the home. Recommend a licensed roofer evaluate and make necessary repairs.

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

Repair or Replace



(1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the equipment is operating properly and efficiently. Most of internal parts of the HVAC system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s). Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



(2) Significant rust noted on the gas line on the furnace in the basement. Recommend a licensed HVAC contractor evaluate and make necessary repairs.



(3) The air handler for the upstairs would not heat properly at time of inspection. Recommend HVAC contractor to inspect for further evaluation.

7.7 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace



(2) The condensate drain lines are buried in the soil for the guest house unit behind the garage. Recommend to have these lines cleared of debris and free flowing. See photo(s).



(3) This A/C unit(s) uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information.



(4) Re-insulate the open portions of the A/C lines between the unit and the siding for the basement unit. This will help maintain energy efficiency.

8. Electrical System

8.1 SERVICE GROUNDING

Repair or Replace



The grounding rod is high enough to be a trip hazard for the electrical system on the garage. This rod may need to be placed deeper into the earth. Recommend to have this condition corrected. See photo(s).

8.2 PANEL BOX & SUB-PANEL

Repair or Replace



(1) The guest house electrical panel is installed in the bathroom. The electrical panel was located in a prohibited area. Electrical panels cannot be located in a closet, bedroom, bathroom, or penetrating garage fire walls. Recommend a licensed electrician evaluate and make necessary repairs.



(2) There are multiple neutral wires on the same lug for the bus bar in the main panel in the basement and on the first floor as well as the second floor sub panel. This does not meet current standards but was permitted at the time the home was built. Current standards suggest that neutral wires be placed on individual lugs on the bus bar. Recommend to have electrician inspect and repair as needed. See photo.






(3) Existing screws for the sub panel box in the basement are not the correct type screw. They have a sharp point and can penetrate a wire when inserted. Replace existing screws with proper type blunt end to prevent puncture.





(4) Visible opening(s) noted for the sub panel. Plastic plates should cover unused openings in the panel for safety. See photo(s).


8.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING**Repair or Replace**

-  (1) Recommend to place a cover on the open junction box(s) in the unfinished basement. Covers are used to control sparking.
-  (2) Abandoned wiring noted in the first floor main panel. If these wires become energized, this poses a fire hazard. Recommend a licensed electrician evaluate and make necessary repairs.
-  (3) The outlet in the front center bed bath upstairs was inoperable at the time of inspection. Recommend a licensed electrician evaluate and make necessary repairs.

8.5 OUTLETS & LIGHT FIXTURES**Repair or Replace**






-  (1) The outlet installed in the guest house laundry room had no power at the outlet at the time of inspection. Recommend a licensed electrician evaluate and make necessary repairs.
-  (2) Recommend to secure the loose outlet(s) to the wall in the guest house and at the kitchen island in the main home.

8.7 OPERATION OF GFCI & OR AFCI**Repair or Replace**



-  The GFCI outlet installed on the garage deck, doesn't trip when tested. Recommend a licensed electrician evaluate and make necessary repairs.

9. Plumbing System

9.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES**Repair or Replace**

-  (1) Recommend to have all exterior water faucets/pipes winterized for the colder months. All pipes that are exposed to the elements or *not* in conditioned space (unfinished/non-insulated basement or crawlspace) should have insulation around them to prevent potential damage.
-  (2) Low water pressure noted on the hot water side at the kitchen sink in the guest house. Recommend a licensed plumber evaluate and make necessary repairs.
-  (3) Recommend to have vacuum breakers installed on each of the exterior faucets. This will help prevent cross contamination when the faucets are used. This was not required when the home was built. Recommend to have plumber inspect and repair as needed.
-  (4) Low water pressure noted at the shower in the bath at the front right of the home. Recommend a licensed plumber evaluate and make necessary repairs.
-  (5) The tub in the master bathroom is plumbed incorrectly. The hot water is always on the left, not in this case as the hot water is on the right. Recommend a licensed plumber evaluate and make necessary repairs.

9.3 WATER HEATER**Repair or Replace**

-  (2) The guest house water heater TPR line is not properly plumbed to the exterior. Recommend a licensed plumber evaluate and make necessary repairs.
-  (4) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age.

1. Exterior

Styles & Materials

Siding Material:
Cement-Fiber

Items

1.0 ELEVATION PHOTOS

Comments: Inspected

These are photos of the home taken from different angles and are not intended to show any defects.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



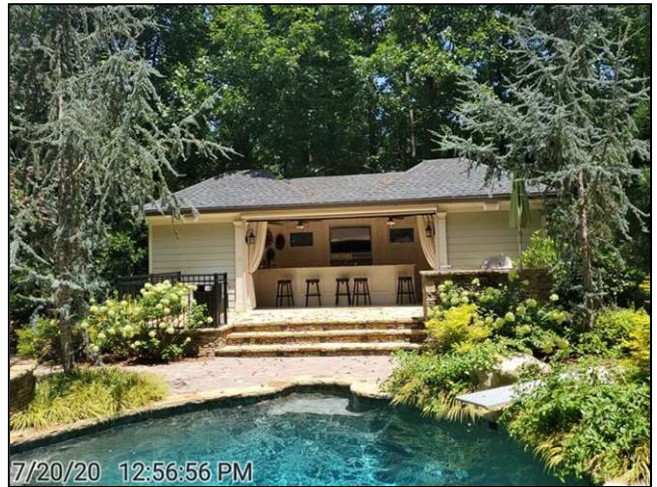
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)

1.1 EXTERIOR SIDING

Comments: Repair or Replace

Seal the light fixture(s) to the cement fiber board siding around the house to prevent water entry into the wall cavity and fixture box. Have contractor evaluate. See photo(s) for location(s).



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 DOORS (Exterior)

Comments: Inspected

1.3 WINDOWS(Exterior)

Comments: Inspected

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Repair or Replace

📷 (1) There are various cracked and settling portions of the driveway. This issue will continue until repairs are made. See photo(s) for examples.



1.4 Item 1(Picture)

📷 (2) The landscape behind the garage may require a trench or drain if water stands or puddles near the home after heavy rain. Recommend to monitor and repair as needed. All rain water should drain at least 5 feet away from the home. See photo(s).



1.4 Item 2(Picture)

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

1.6 EXTERIOR WOOD TRIM

Comments: Repair or Replace

📷 All exterior wood trim will need to be painted in the near future. Typical homeowner maintenance suggests that homes be painted every 3-5 years.



1.6 Item 1(Picture)

1.7 EXTERIOR FLASHINGS

Comments: Inspected

2. Deck / Patio / Porch

Items

2.0 DECK CONDITION

Comments: Inspected

2.1 FOOTINGS

Comments: Inspected

2.2 COLUMNS

Comments: Inspected

2.3 FLOOR FRAMING

Comments: Inspected

2.4 ATTACHMENT / FLASHING

Comments: Repair or Replace

🔧 (1) No metal flashing could be seen between the rear deck and the rear wall at the garage deck. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.



2.4 Item 1(Picture)

🔧 (2) Have the garage deck bolted to the garage. Bolts should be at least 1/2 inch in diameter and be the carriage type used with a washer and a nut for tightening. Deck bolts make stronger connection and have been required for many years.



2.4 Item 2(Picture)

2.5 DECK STEPS / LANDING

Comments: Inspected

2.6 FLOOR SURFACE

Comments: Inspected

2.7 RAILS / BARRIERS

Comments: Inspected

2.8 PORCH / PATIO / STEPS

Comments: Repair or Replace

📷 (1) Small, non structural cracks in the concrete front and rear patios. Have sealed as needed. It cannot be determined if they will crack anymore, but due to the age of the house, it is likely that settlement is complete.



2.8 Item 1(Picture)

📷 (2) Uneven step heights on the steps to the pool area, are likely due to past settlement of the steps. It is not clear if there will be anymore settlement. See photos. Uneven step heights can be a trip hazard.



2.8 Item 2(Picture)

👤 (3) Handrail missing on stairs to pool area. Recommend the installation of the missing handrail.



2.8 Item 3(Picture)

3. Garage

Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS

Comments: Repair or Replace

📷 Inspection of garage was limited due to stored items being in the garage at the time of the inspection. See photo(s) for examples. Buyer should resolve all concerns prior to closing.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 GARAGE FLOOR

Comments: Repair or Replace

📷 Cracks in garage floor are not wide enough to be considered a structural concern and are due to normal settlement and shrinkage of the concrete. Have patched as needed.



3.2 Item 1(Picture)

3.3 VEHICLE DOOR(s)

Comments: Inspected

3.4 VEHICLE DOOR OPENER(s)

Comments: Inspected

3.5 DOOR FROM INSIDE TO GARAGE

Comments: Inspected

4. Structural Components

Styles & Materials

Foundation:

Poured concrete

Roof Structure:

2 X 6 Rafters
OSB Sheathing

Method used to observe attic:

Walked

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Repair or Replace

(1) The basement and the foundation wall inspections were very limited due to the basement being finished off and due to a large amount of stored items.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

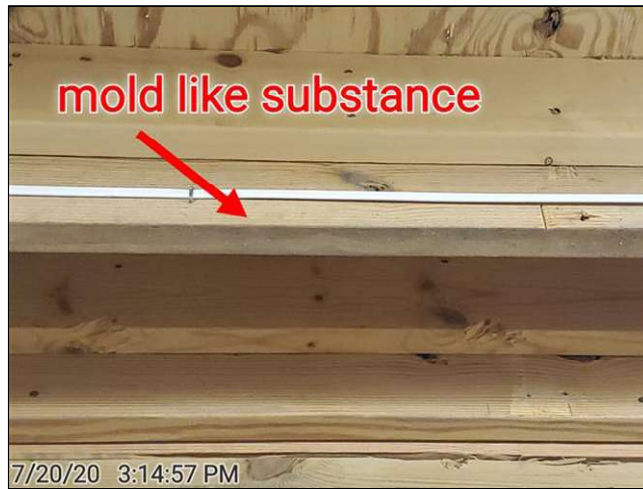


4.0 Item 3(Picture)

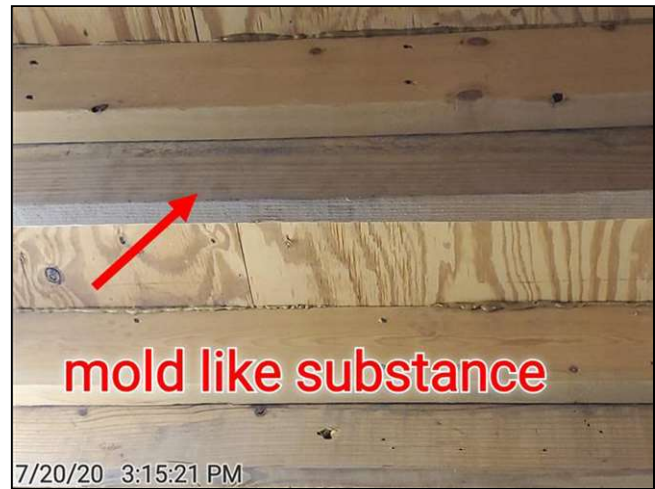


4.0 Item 4(Picture)

(2) Signs of mold or suspected mold growth is present on the floor system overhead in basement. The underlying cause of mold problems is normally moisture or high humidity. A visual inspection cannot determine the extent of the mold problem or if any health hazards exist. Mold testing is recommended and can be completed if desired. Resolve all mold concerns prior to closing. Please [HERE](#) for more information on mold testing.



4.0 Item 5(Picture)



4.0 Item 6(Picture)

4.1 WALLS (Structural)

Comments: Repair or Replace

Shrinkage cracking noted to the foundation wall below the stair landing and in the workshop area. This is consider typical. Recommend sealing to help prevent any water penetration.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Attic framing appears serviceable, no visual defects were present at the time of inspection.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 WATER ENTRY IN BASEMENT/CRAWL

Comments: Inspected

5. Roofing

Styles & Materials

Roof Material:

- 4-Tab architectural fiberglass shingles
- Metal

Viewed roof material from:

Ground

Items

5.0 ROOF COVERINGS

Comments: Inspected

Roof photos.



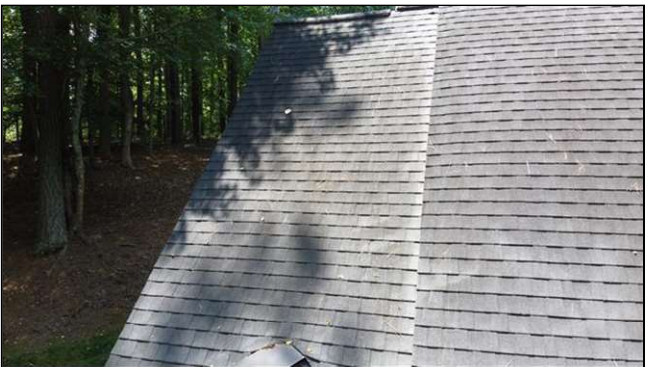
5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)



5.0 Item 11(Picture)



5.0 Item 12(Picture)



5.0 Item 13(Picture)



5.0 Item 14(Picture)

5.1 FLASHINGS

Comments: Repair or Replace

📷 Loose chimney flashing noted on the chimney at the back right of the home. This condition could allow water to penetrate the home. Recommend a licensed roofer evaluate and make necessary repairs.



5.1 Item 1(Picture)

5.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

The skylights and chimneys appear serviceable, no visual defects were observed at the time if inspection.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)



5.2 Item 5(Picture)



5.2 Item 6(Picture)

5.3 GUTTERS & DOWNSPOUTS

Comments: Inspected

5.4 WATER ENTRY IN ATTIC

Comments: Inspected

6. Insulation and Ventilation

Styles & Materials

Attic Insulation:	Roof Ventilation:	Dryer Vent:
Approximate 10-12"	Ridge vents	Unknown
Batt	Soffit Vents	
Blown		
Fiberglass		

Items

- 6.0 INSULATION IN ATTIC**
Comments: Inspected
- 6.1 VENTILATION OF ATTIC AND FOUNDATION AREAS**
Comments: Inspected
- 6.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS**
Comments: Inspected

7. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Gas Forced Air Heat Pump Forced Air (also provides cool air)	Heating Equipment Age: 2019	Number of Heat Systems (excluding wood): Five
Heat Temp: The upstairs air would not heat properly at time of inspection. The main level heat read 101 Heat pump - heat was not turned on at time of inspection due to outside tempurature	Operable Fireplaces: Three	Cooling Equipment Type: Central forced Air A/C Heat Pump Forced Air (also provides warm air) Freon Phase Out
Cooling Equipment Age: 2007 2019	Number of AC Only Units: Five	A/C Temp: The apartment A/C read 53 degrees. The heat pump was tested in COOL mode
Basement HVAC: Seperate system		

Items

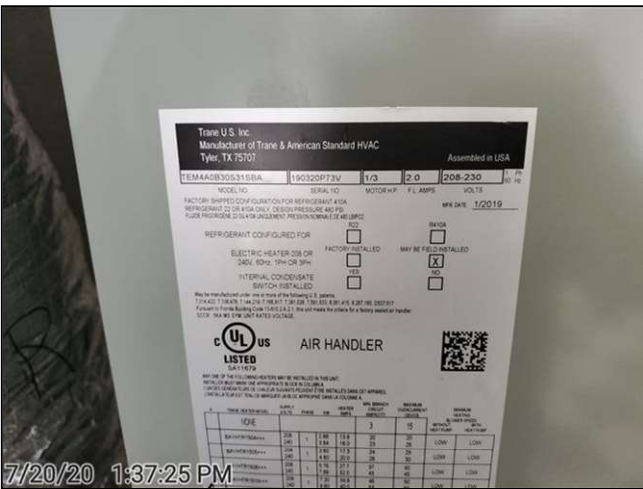
7.0 HEATING EQUIPMENT

Comments: Repair or Replace

👉 (1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the equipment is operating properly and efficiently. Most of internal parts of the HVAC system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s). Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



7.0 Item 1(Picture) Guest house heat pump



7.0 Item 2(Picture) Guest house heat pump data label



7.0 Item 3(Picture) Basement furnace



7.0 Item 4(Picture) Basement furnace data label



7.0 Item 5(Picture) First floor office heat pump



7.0 Item 6(Picture) First floor office heat pump data label



7.0 Item 7(Picture) First floor furnace main house



7.0 Item 8(Picture) First floor furnace date label main house

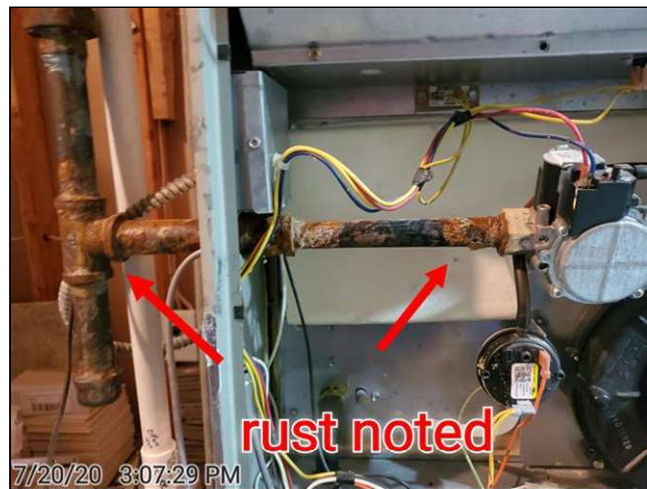


7.0 Item 9(Picture) Second floor main home furnace



7.0 Item 10(Picture) Second floor main home furnace data label

🔧 (2) Significant rust noted on the gas line on the furnace in the basement. Recommend a licensed HVAC contractor evaluate and make necessary repairs.



7.0 Item 11(Picture)

🔧 (3) The air handler for the upstairs would not heat properly at time of inspection. Recommend HVAC contractor to inspect for further evaluation.

7.1 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

7.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

7.6 GAS FIRELOGS AND FIREPLACES

Comments: Inspected

7.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) Photo(s) of A/C unit(s).



7.7 Item 1(Picture) Guest house unit



7.7 Item 2(Picture) Guest house unit data label



7.7 Item 3(Picture) Main home office unit



7.7 Item 4(Picture) Main home office unit data label



7.7 Item 5(Picture) Basement unit



7.7 Item 6(Picture) Basement unit data label



7.7 Item 7(Picture) Second floor main home unit



7.7 Item 8(Picture) Second floor main home unit data label



7.7 Item 9(Picture) First floor main home unit



7.7 Item 10(Picture) First floor main home data label

⚠️ (2) The condensate drain lines are buried in the soil for the guest house unit behind the garage. Recommend to have these lines cleared of debris and free flowing. See photo(s).



7.7 Item 11(Picture)

🔧 (3) This A/C unit(s) uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information.

🔧 (4) Re-insulate the open portions of the A/C lines between the unit and the siding for the basement unit. This will help maintain energy efficiency.



7.7 Item 12(Picture)

7.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8. Electrical System

Styles & Materials

Panel capacity: (3) 200 AMP	Panel Type: Circuit breakers	Wiring Methods: Non-metallic Sheathed Cable
Branch wire 15 and 20 AMP: Copper		


Items

8.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

8.1 SERVICE GROUNDING

Comments: Repair or Replace


 The grounding rod is high enough to be a trip hazard for the electrical system on the garage. This rod may need to be placed deeper into to the earth. Recommend to have this condition corrected. See photo(s).



8.1 Item 1(Picture)

8.2 PANEL BOX & SUB-PANEL

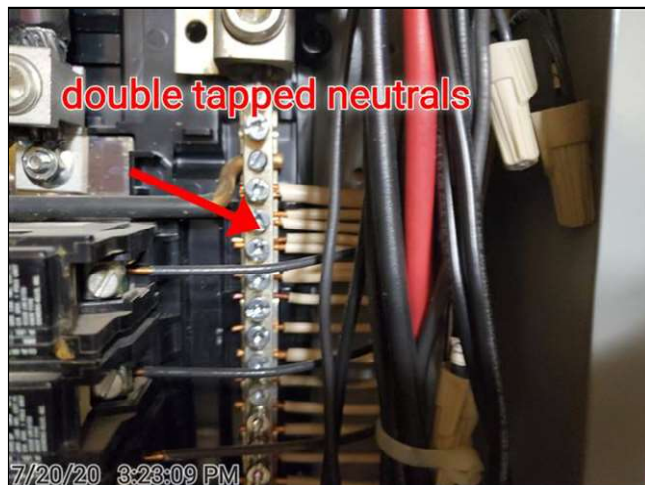
Comments: Repair or Replace

 (1) The guest house electrical panel is installed in the bathroom. The electrical panel was located in a prohibited area. Electrical panels cannot be located in a closet, bedroom, bathroom, or penetrating garage fire walls. Recommend a licensed electrician evaluate and make necessary repairs.

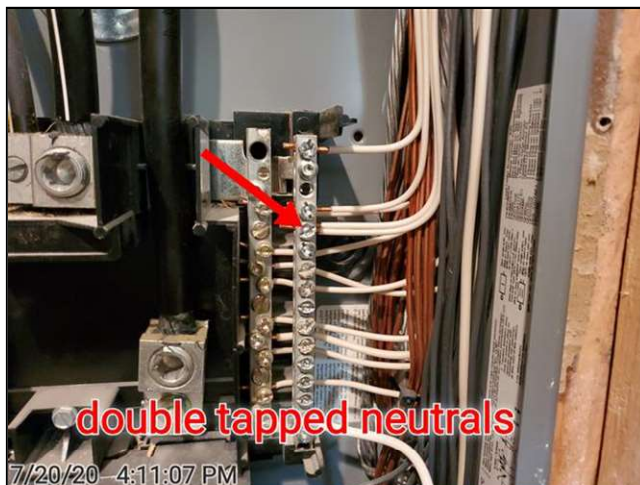


8.2 Item 1(Picture) Guest house electrical panel

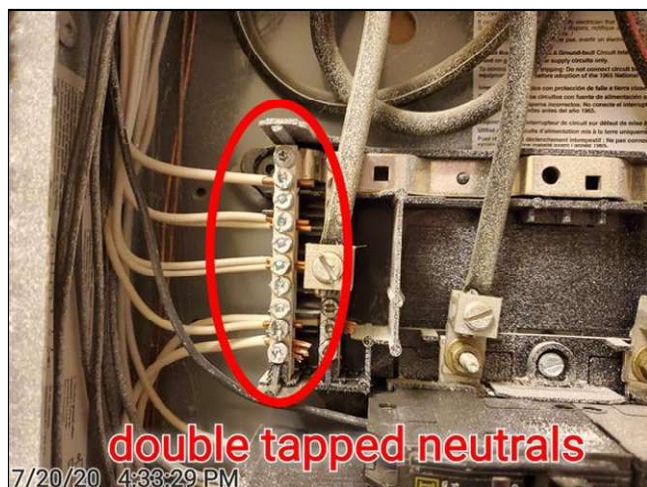
🔧 (2) There are multiple neutral wires on the same lug for the bus bar in the main panel in the basement and on the first floor as well as the second floor sub panel. This does not meet current standards but was permitted at the time the home was built. Current standards suggest that neutral wires be placed on individual lugs on the bus bar. Recommend to have electrician inspect and repair as needed. See photo.



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

🔧 (3) Existing screws for the sub panel box in the basement are not the correct type screw. They have a sharp point and can penetrate a wire when inserted. Replace existing screws with proper type blunt end to prevent puncture.



8.2 Item 5(Picture)

🔧 (4) Visible opening(s) noted for the sub panel. Plastic plates should cover unused openings in the panel for safety. See photo(s).



8.2 Item 6(Picture)

8.3 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(1) The main panel box is located at the bathroom in the garage for the garage system. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



8.3 Item 1(Picture) Gueat house meter and disconnect



8.3 Item 2(Picture)

(2) One of the main panel boxes is located in the basement for the main home the other is on the main floor next to the right exterior door leading to the garage. However, the main disconnect (shut-off) is outside at meter base panel (for your information) in the storage room at the back right of the home. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



8.3 Item 3(Picture) Main home electrical meter and disconnect



8.3 Item 4(Picture) Main panel in basement



8.3 Item 5(Picture) Sub panel in basement



8.3 Item 6(Picture) Main panel first floor



8.3 Item 7(Picture) Second floor sub panel main home

(3) The sub panel box is located in the basement. See photo.

8.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Repair or Replace

🔧 (1) Recommend to place a cover on the open junction box(s) in the unfinished basement. Covers are used to control sparking.



8.4 Item 1(Picture)

🔧 (2) Abandoned wiring noted in the first floor main panel. If these wires become energized, this poses a fire hazard. Recommend a licensed electrician evaluate and make necessary repairs.



8.4 Item 2(Picture)

🔧 (3) The outlet in the front center bed bath upstairs was inoperable at the time of inspection. Recommend a licensed electrician evaluate and make necessary repairs.



8.4 Item 3(Picture)

8.5 OUTLETS & LIGHT FIXTURES

Comments: Repair or Replace

🔧 (1) The outlet installed in the guest house laundry room had no power at the outlet at the time of inspection. Recommend a licensed electrician evaluate and make necessary repairs.



8.5 Item 1(Picture)

- 🔧 (2) Recommend to secure the loose outlet(s) to the wall in the guest house and at the kitchen island in the main home.



8.5 Item 2(Picture)



8.5 Item 3(Picture)

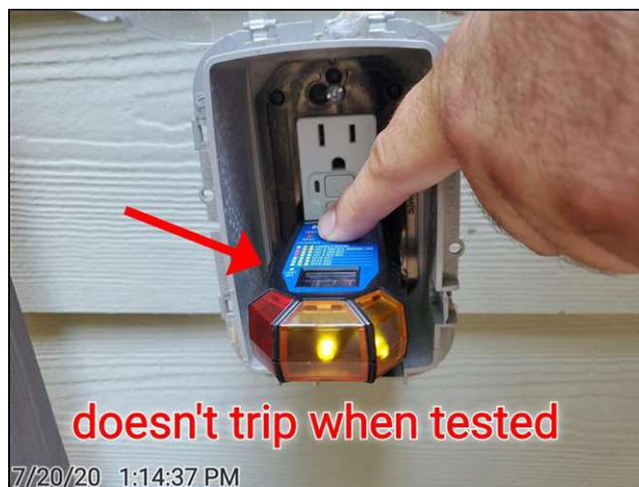
8.6 CONDUIT

Comments: Inspected

8.7 OPERATION OF GFCI & OR AFCI

Comments: Repair or Replace

- 🔧 The GFCI outlet installed on the garage deck, doesn't trip when tested. Recommend a licensed electrician evaluate and make necessary repairs.



8.7 Item 1(Picture)

8.8 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one in the immediate bedroom hallway. All of these detectors should be interconnected and work together without the use of a battery. There are different types of smoke detectors: *Ionization* and *Photoelectric*. Smoke detectors have an expiration date and typically last 10 years before needing replacement.

8.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

9. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper CPVC
Plumbing Drain Pipe: PVC	Water Heater Power Source: Electric Gas	Water Heater Capacity: 40 Gallon 65 Gallon 75 Gallon
Water Heater Location: Basement Garage	Water Heater Age: 2006 2007 2014	

Items

9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

9.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Repair or Replace

🔧 (1) Recommend to have all exterior water faucets/pipes winterized for the colder months. All pipes that are exposed to the elements or *not* in conditioned space (unfinished/non-insulated basement or crawlspace) should have insulation around them to prevent potential damage.

🔧 (2) Low water pressure noted on the hot water side at the kitchen sink in the guest house. Recommend a licensed plumber evaluate and make necessary repairs.



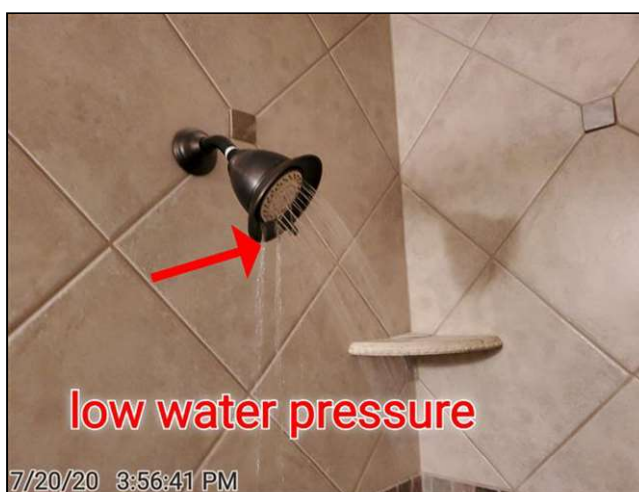
9.1 Item 1(Picture)

- 🔧 (3) Recommend to have vacuum breakers installed on each of the exterior faucets. This will help prevent cross contamination when the faucets are used. This was not required when the home was built. Recommend to have plumber inspect and repair as needed.



9.1 Item 2(Picture)

- 🔧 (4) Low water pressure noted at the shower in the bath at the front right of the home. Recommend a licensed plumber evaluate and make necessary repairs.



9.1 Item 3(Picture)

- 🔧 (5) The tub in the master bathroom is plumbed incorrectly. The hot water is always on the left, not in this case as the hot water is on the right. Recommend a licensed plumber evaluate and make necessary repairs.



9.1 Item 4(Picture)

9.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Comments: Inspected

9.3 WATER HEATER

Comments: Repair or Replace

(1) The water heater is located in the garage for the guest house. This is for your information.



9.3 Item 1(Picture) Guest house water heater

(2) The guest house water heater TPR line is not properly plumbed to the exterior. Recommend a licensed plumber evaluate and make necessary repairs.



9.3 Item 2(Picture)

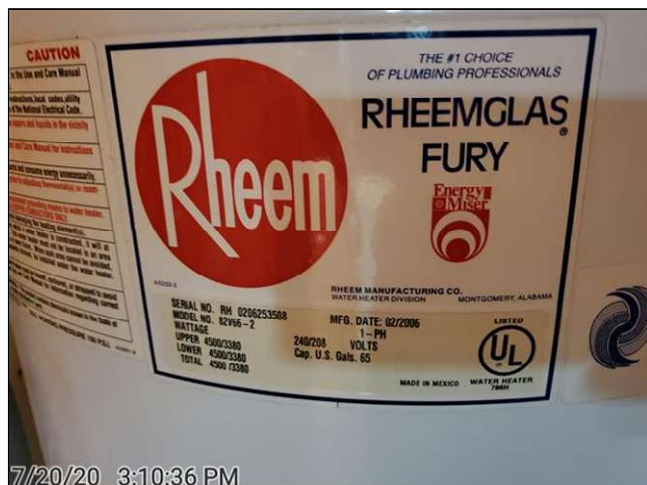
(3) The water heaters for the main house are located in the unfinished basement. This is for your information.



9.3 Item 3(Picture)



9.3 Item 4(Picture)



9.3 Item 5(Picture)

(4) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age.

9.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut-off is the red lever located in the basement. This is for your information. See photo.



9.4 Item 1(Picture)

9.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

9.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

The main gas shut off is at the meter located at the front left of the home.



9.6 Item 1(Picture)

10. Interiors

Styles & Materials

Wall Material:

Finished Basement

Items

10.0 CEILINGS

Comments: Inspected

10.1 WALLS

Comments: Inspected

Basement is mostly finished limiting visual inspection of the floor, walls and ceiling framing.

10.2 FLOORS

Comments: Inspected

10.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

10.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

10.5 INTERIOR DOORS

Comments: Inspected

10.6 WINDOWS

Comments: Inspected

10.7 BATHROOMS

Comments: Inspected

10.8 PESTS

Comments: Inspected

10.9 LAUNDRY ROOM

Comments: Inspected

11. Built-In Kitchen Appliances

Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

11.3 GARBAGE DISPOSAL

Comments: Inspected

11.4 MICROWAVE

Comments: Inspected

11.5 REFRIGERATOR

Comments: Inspected

11.6 RECALLCHEK

Comments: Inspected