

Trademark Home Inspection Co.

Inspection Report



3555 Horizon Ct, Cumming, GA 30041

Inspection prepared for: Marcus & Melanie Hovis

Date of Inspection: 7/28/2020 Time: 09:00am

Age of Home: 19 yrs old. Size: 3,961 sq ft

Weather: Clear & 78 degrees

Inspector: Nick Williams

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Email: nwilliams@trademarkyourhome.com

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Report Summary

Exterior		
Page 6 Item: 1	Hard Surface Conditions	1.2. Minor settlement and uneven cracks noted. The cracks may present a trip hazard and should be leveled and repaired as needed.
Page 7 Item: 3	Trim Conditions	3.4. Several areas of the trim around the home are damaged and should be repaired. Aside from the visibly damaged trim, any non visible materials that may have been also damaged should be repaired as well. See photographs for examples and locations.
Decks/Porches/Patios		
Page 11 Item: 1	Deck Conditions	<p>1.4. The minimum width of the footings should be is 12 inches, patios and pre-cast concrete piers do not qualify as proper footing for deck construction. We recommend a review of the deck footings by a qualified deck contractor</p> <p>1.5. Support post not anchored to the slab or footing. Anchored post prevent lateral displacement and uplift. Have supports and footings reviewed and repaired by a licensed decking contractor as needed.</p>
Page 12 Item: 2	Exterior Stairs & Handrails	<p>2.1. Open risers noted at stairs outside the home. This is a possible fall hazard for small children. It is recommended to have these closed off if small children are present. See photographs for locations ad examples.</p> <p>2.2. Front stoop stairs and sidewalk have settled and should be repaired as needed. Recommend further evaluation by a qualified contractor.</p>
HVAC Systems		
Page 14 Item: 1	Air Conditioning Systems	1.2. Due to cooling system being more than 10 years of age, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system.

Page 17 Item: 5	Furnace System Conditions	<p>5.2. The HVAC systems in the home should be fully examined and serviced due to their age. The heat exchangers are not visible as part of this inspection and should be checked by a HVAC tech to ensure they are not damaged and the units are safe to operate. Annual service is recommended on all units over ten years old and all gas fired systems. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.</p> <p>5.3. The HVAC systems in the home should be fully examined and serviced due to their age. Annual service is recommended on all units over ten years old. Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with all air conditioners. Emergency heat is often provided by electric heat strips. These should be checked and serviced as needed by a HVAC tech. We recommend a detailed evaluation of the heating and cooling systems by a licensed HVAC contractor prior to closing. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.</p>
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Electrical

Page 21 Item: 7	Exterior Electrical	7.3. Multiple GFCI outlets around the home did not trip when tested and should be replaced. Have a licensed electrician correct. Exterior outlets may fail over time and should be repaired as needed.
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Bathroom

Page 31 Item: 3	Bathroom Counters/Cabinets	3.1. Loose freestanding sink/cabinet combination noted in the home. Suggested to have secured to prevent any possible tipping and subsequent damage to the water lines. See photographs for locations.
Page 32 Item: 4	Bathroom Traps/Drains/Supply	4.4. Leaking noted at the drain lines beneath one or more bathroom sinks. Suggested to have the drain lines reviewed and repaired by a licensed plumber as needed. See photographs for locations.

Other Interior Areas

Page 36 Item: 5	Window Condition	<p>5.2. Wooden windows were noted. It is not uncommon for these windows to become stuck or difficult to open. This is a common condition in dwellings of this age with original wooden windows. We recommend ensuring that one window in each room will open as a means of exit in case of an emergency or ventilation is needed.</p> <p>5.3. Fogging or condensations noted at one or more interior thermal pane windows around the home. This is indicative of a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required. See photographs for locations and details.</p>
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As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Roof

1. Roof Conditions

- Roof was visually inspected from the ground and from upper level windows where accessible. Since the roof could not be mounted safely, this limits our review.
- The rear roof cannot be fully examined due to the slope and limits of the yard. It is recommended to have a qualified roofing contractor examine any areas of the roof that are of concern prior to closing.

Materials:

- Asphalt Composition Shingles
- Hip and Gable roof

Observations:

1.1. Roof shows normal wear for its age and type. Normal life for this grade of shingles (often referred to as a architectural grade) in this area is 20+ years. No significant damage, deterioration, or missing roofing materials noted. We recommend periodic repair to reseal flashing and replace damaged or lifted shingles.

1.2. Roofs often fail at the penetrations first. Anything that attaches to or passes through the roof should be kept well sealed. Monitor all penetrations for potential leaks. There was no evidence of leaking at the time of inspection.

2. Roof Boots & Flashing

Materials:

- Rubber

Materials:

- Not Fully Visible
- Metal

Observations:

2.1. Rubber boots around plumbing vent pipes tend to dry rot and split after 8-9 years and should be monitored and re-sealed as needed. Rubber boots often split at the upper side of the roof vent that is not visible from the ground.

2.2. Flashing not fully visible and unable to determine type or condition.

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Exterior

1. Hard Surface Conditions

Driveway:

- Concrete

Walkway:

- Concrete front walkway

Observations:

1.1. Common cracks observed in driveway, these are primarily a cosmetic concern. No immediate action is recommended, however we suggest sealing all cracks in surfaces to prevent water penetration as a part of routine maintenance.

1.2. Minor settlement and uneven cracks noted. The cracks may present a trip hazard and should be leveled and repaired as needed.



Cracked/displaced section of driveway

2. Exterior Wall Condition

Materials:

- Fiber Cement Lap Siding
- Board and batten siding, Fiber Cement
- Stone accents

Observations:

2.1. Suggest sealing/caulking all penetrations through the siding as part of routine maintenance and to prevent deterioration or water intrusion. Examples include, gas lines, AC lines, Internet/TV/Phone lines, condensate drain line as well as any other areas where the siding has been altered to allow something to pass through it. It is also suggested to caulk and seal any siding transitions between dissimilar materials, siding butt joints, nail holes and chips, as well as any decorative trim pieces.

3. Trim Conditions

Materials:

- Wood: Wood trim must be kept painted and well caulked to avoid water penetration.

Observations:

3.1. Wood trim around the home should be routinely painted and caulked to ensure no water intrusion into the home and to extend the life of the wood. Any areas of unpainted wood trim should be scraped, repainted and sealed. This is a part of normal home maintenance. See photographs for any specific locations and details.

3.2. Seal vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.

3.3. Suggested to seal around all doors and windows as a part of routine maintenance. Gaps were noted in the sealant around some or all doors and/or windows. Sealant barriers should be maintained to prevent any water intrusion or damaged materials.

3.4. Several areas of the trim around the home are damaged and should be repaired. Aside from the visibly damaged trim, any non visible materials that may have been also damaged should be repaired as well. See photographs for examples and locations.



Damaged trim at the front sitting room window



Damaged trim at the front entry door



Damaged trim at the rear living room window



Damaged fascia at the left rear corner of the home

4. Vent Conditions

Observations:

4.1. The dryer vent for the home discharges at a side wall. Horizontal vent pipes can trap lint and annual cleaning is recommended. There is limited review of the vent line inside the wall cavity of the home.

5. Window/Frame Conditions

Window Type/Materials:

- Wood Frame
- Thermal-Pane
- Double Hung
- Stationary

Observations:

5.1. Suggest sealing/caulking as part of routine maintenance to prevent deterioration or water intrusion.

5.2. Thermal pane windows observed in the home. Broken seals are not always visible and may not be apparent at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. Any concerns with the windows should be resolved prior to closing.

5.3. Damage is noted at the sash of the window at the garage. Damage to the sash usually requires replacement of the window.



Damaged trim at the front garage window

6. Exterior Door Conditions

Materials:

- Wood
- Metal
- The exterior doors are correct for exterior applications

Observations:

6.1. Caulk the around the thresholds to the ledger under the exterior doors to prevent water penetration and damage to the interior flooring. This is a part of routine maintenance.

6.2. One or more weathered wood doors noted at the exterior of the home. This is a common occurrence for older wood doors. Suggested to have any weathered doors sealed and stained as needed. See photographs for examples and locations.

7. Exterior Grading

Lot type:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

- Moderate Slope

8. Gutter Conditions

Materials:

- Metal

Observations:

8.1. It is suggested to ensure all downspout discharge into a splashblock, underground drains or extension. It is also important that gutters stay cleaned and free of debris. The water should be directed away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.

8.2. Some or all of the gutter downspouts are connected to underground drains. These are not visible and cannot be examined.

9. Service/Utility Conditions

Electric Service:

- Electric meter and shut off are at the left side of the house.

Gas Service:

- Gas meter is on the left side and the service disconnect is at the meter.

Observations:

9.1. Main electrical disconnect noted at the meter base.



Electric meter and 200 amp shut off located at the left side of the home

10. Foundation Type

Materials:

- Poured Concrete
- Foundation walls

Observations:

10.1. The foundation is viewed where visible. In most cases, some or all of the foundation is hidden by earth, siding, or landscaping. The inspector will look for associated clues for distress but our review is limited due to these restrictions. Cracks in the foundation are common and most are not serious and may not be noted. The inspectors knowledge and experience will be used to determine areas of concern.

11. Retaining Wall Conditions

Materials:

- Treated Timbers

12. General Exterior Comments

Observations:

12.1. Door bell is located in the front and is operational.

Chimney

1. Chimney Conditions

Materials:

- Fiber Cement lap siding

Observations:

1.1. This is a limited review. Chimney was viewed from the ground only. Our chimney inspection is limited to visible accessible components only. If further review is desired we suggest review by a qualified professional prior to close.

1.2. The side of the chimney facing the roof is not fully visible at the time of the inspection.

2. Flue Condition

Materials:

- Metal

Observations:

2.1. Unable to determine condition of upper portion of flue liner due to being inaccessible.

3. Flashing Conditions

Materials:

- Not fully visible
- Metal

Observations:

3.1. Flashings at the chimney may be covered with siding or roofing and cannot be examined at the time of the inspection. The condition cannot be fully determined.

4. Spark Arrestor/Rain Cap Condition

- Rain Cap Present
- Screened cap present
- Spark arrestor present

Observations:

4.1. The metal rain cap and spark arrestor are viewed from the ground only. The effectiveness and function of these is not tested as part of this inspection.

Decks/Porches/Patios

1. Deck Conditions

Materials:

- Wood Decking
- Rear Deck

Observations:

1.1. Deck safety is very important. The flashings and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashings, handrails, and stairs as needed.

1.2. The deck appears to be properly constructed, attached and flashed.

1.3. Deck has been painted. Painted decks usually peel and require a higher level of maintenance. We recommend outdoor decks be treated with an oil based, water-repellent preservative for best results.

1.4. The minimum width of the footings should be is 12 inches, patios and pre-cast concrete piers do not qualify as proper footing for deck construction. We recommend a review of the deck footings by a qualified deck contractor

1.5. Support post not anchored to the slab or footing. Anchored post prevent lateral displacement and uplift. Have supports and footings reviewed and repaired by a licensed decking contractor as needed.



Pre-cast footings should be replaced with adequate/secured footings



Deck appears to be properly secured and flashed

2. Exterior Stairs & Handrails

Materials:

- Pressure Treated Wood
- Bricks

Materials:

- Pressure Treated Wood

Observations:

2.1. Open risers noted at stairs outside the home. This is a possible fall hazard for small children. It is recommended to have these closed off if small children are present. See photographs for locations and examples.

2.2. Front stoop stairs and sidewalk have settled and should be repaired as needed. Recommend further evaluation by a qualified contractor.



Open risers at exterior stairs



Settlement at front stoop/sidewalk

3. Patio Conditions

Materials:

- Poured Concrete

Observations:

3.1. Common cracks noted. Primarily a cosmetic concern. Suggest sealing as needed.

Garage

1. Garage Door Comments

Garage Type:

- Attached two car garage

Door Materials:

- Metal Insulated door

2. Garage Door Opener Condition

Observations:

2.1. The garage door openers were tested under normal working conditions. Only the visible components of the openers, doors and tracks are inspected. Additional components, such as remote openers, may not be available for testing at the time of inspection and are excluded from the report. It is suggested to consult with the sellers as to the location of remote openers or other auxiliary components. The garage doors are referenced in the report as if they were viewed from the outside of the home facing the side of the house the garage is located on.

2.2. Safety reverse in place and operational

3. Garage Floor Condition

Materials:

- Concrete

Observations:

3.1. All concrete will crack to some extent. Sealing will help to prevent further deterioration and prevent water penetration

3.2. Common cracks noted in the garage floor. Suggest sealing the cracks to prevent further deterioration as a part of standard maintenance.

3.3. Dry at the time of the inspection.

4. Garage Walls & Ceilings

Materials:

- Drywall

Materials:

- Drywall

Observations:

4.1. Common cracks noted in the walls in the garage. These should be spackled and painted as needed. This is common in a garage and most common cracks or holes are excluded from this report.

5. Garage Fire Safety Conditions

Materials:

- Metal Insulated

6. Garage Comments

Observations:

6.1. Limited inspection due to storage of personal property.



Personal storage in the garage

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

HVAC Systems

1. Air Conditioning Systems

Systems:

- Split System. In a split system the Air Conditioners condensing unit is located away from the air handler unit.

AC Units:

- There are three AC units serving the home. See photographs for location and details

Observations:

1.1. The Air Conditioning system inside the home was tested and appeared to preform properly. However, the buyer is advised to verify satisfactory operation prior to close. There was a temperature differential of 14 degrees or greater from the supply and return registers which falls within the expected 14-22 degree range.

1.2. Due to cooling system being more than 10 years of age, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system.



AC condensers located at the left side of the home



Trane 1.5 ton unit, 2007 model



Amana 2.5 ton unit, 2002 model



Amana 3 ton unit, 2002 model



Basement level return air temperature reading (70 degrees)



Basement level supply air temperature reading (48 degrees)



Main level return air temperature reading (70 degrees)



Main level supply air temperature reading (42 degrees)



Second floor return air temperature reading (71 degrees)



Second floor supply air temperature reading (53 degrees)

2. Condensate Conditions

Materials:

- PVC
- Vinyl Tubing
- Condensate pump in lower level unit
- Overflow pan

Observations:

2.1. The condensate drain lines should discharge at least five feet from foundation walls to prevent water from collecting near or against the foundation walls as required by industry standards. Have a licensed HVAC or qualified contractor correct.

2.2. Seal and insulate the copper AC lines where they meet the coils at the top of the furnace in the attic. Conditioned air will be lost to the attic and condensation may form and drip off the copper lines.



Condensate drain lines should be extended away from the home

3. HVAC Units

Furnaces:

- There are three heating systems in the home. See photographs for location and details

Observations:

- 3.1. Appears functional but should be serviced due to age

4. Heating Energy Source

Fuel:

- Natural gas with shutoff valve provided
- Electric with disconnect provided near the furnace

5. Furnace System Conditions

Condition:

- Maintenance Needed

Burners:

- Partially visible
- Close system not visible, could not inspect heat exchanger on closed systems

Observations:

5.1. Due to outside temperatures, the furnace(s) was only briefly tested. Suggested to have the system serviced at the end of the summer months to ensure proper function during the winter

5.2. The HVAC systems in the home should be fully examined and serviced due to their age. The heat exchangers are not visible as part of this inspection and should be checked by a HVAC tech to ensure they are not damaged and the units are safe to operate. Annual service is recommended on all units over ten years old and all gas fired systems. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.

5.3. The HVAC systems in the home should be fully examined and serviced due to their age. Annual service is recommended on all units over ten years old. Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with all air conditioners. Emergency heat is often provided by electric heat strips. These should be checked and serviced as needed by a HVAC tech. We recommend a detailed evaluation of the heating and cooling systems by a licensed HVAC contractor prior to closing. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.



Basement level furnace located in the basement



Trane electric furnace, 2007 model



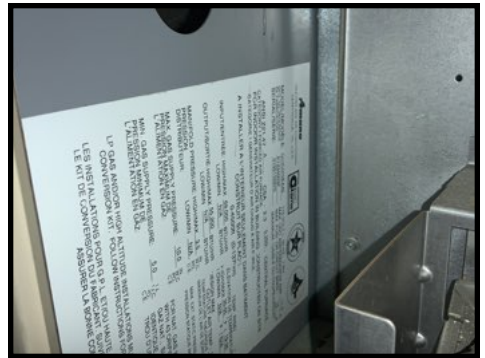
Main level furnace located in the basement



Amana nat gas furnace, 2001
model



Second floor furnace located in
the attic



Amana nat gas furnace, 2001
model

6. Furnace Exhaust Vent

Materials:

- Metal

Observations:

6.1. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper **combustion air** to prevent exhaust gases from leaking back into the home.

7. T-stats & Filter Conditions

Locations:

- Located in master bedroom.
- Located in the living room.
- Located in the basement.

Locations:

- The filter(s) for the HVAC units are located at the sides or in the lower portions of the furnace(s) in the home. See photographs for locations, sizes and details.

Observations:

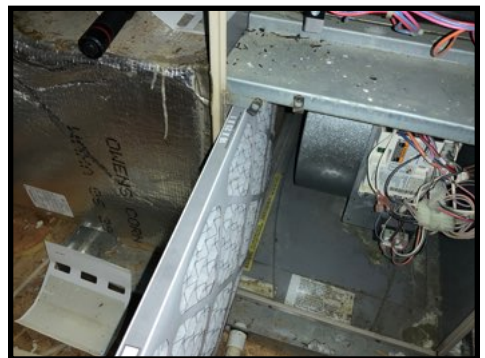
7.1. There it no way to determine the last time the filters were changed and they were dirty at the time of inspection. It is suggested to install new filters once the buyers move into the home.



16x20x1 filter installed at the
basement level furnace



16x25x1 filter installed at the
main level furnace



16x25x1 filter installed at the
furnace

8. Duct Condition

Materials:

- Insulated Flexible Duct

Observations:

8.1. Limited review of ductwork due to all areas being finished. Ducts behind walls and ceilings cannot be examined.

8.2. Due to the age and debris noted at registers, it is Suggested to have all ductwork cleaned and fully serviced by a licensed HVAC technician.

9. Fireplace Condition

Locations:

- The fireplace is located in the Living Room.

Type:

- PreFab Metal
- This is a wood or gas unit

Observations:

9.1. Regular cleaning, inspection, and service are recommended on all fireplaces. The interiors of flues or chimneys are not visible and cannot be fully examined. Firescreens and doors are not fully examined as part of this inspection. Combustion make-up air devices are not visible and are not tested as part of this inspection.



Fireplace located in the living room

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Electrical

1. Main Service Drop Condition

Type:

- Main Service Drop is underground

2. Distribution Panel Condition

Wiring Information

- Wiring method is Non Metallic Cable (romex)
- Service entrance cables are multi-strand aluminum. Multi-strand aluminum wiring is commonly used at larger cables and is acceptable.
- Branch circuit wiring for 15 and 20 amp circuits is copper

Panel Information

- The electric panel manufacturer is GE
- The electric panel cover was removed to provide access to the interior of the panel for inspection.
- The main electrical panel is located in the basement

Observations:

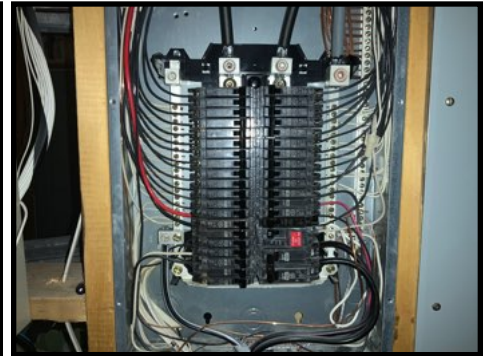
2.1. The main service is approximately 200 Amps.



200 amp service to the home



GE panel box located in the basement



Interior wiring in the main panel

3. Main Panel Comments

Observations:

3.1. Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)

4. Sub Panel Comments

Observations:

4.1. There is a GE sub panel located in the basement.

4.2. Labeling present on electric circuits locations in the sub panel. (These are not checked for accuracy)



GE sub panel located in the basement



Interior wiring in the sub panel

5. Grounding Condition

Type of Grounding:

- Grounding rods

Observations:

5.1. The grounding system is visually inspected only. The effectiveness of the system is not tested.

6. Smoke/CO Detector Comments

Location:

- Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage

• There appeared to be an adequate amount of smoke and carbon monoxide detectors inside the home. It is suggested to confirm proper operation of all detectors once the home is occupied.

Observations:

6.1. Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-8 years and should be replaced as needed.

6.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.

6.3. Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. While there are some working smoke detectors in the house at time of inspection, buyer is urged to review newer requirements that require working interconnected detectors in each bedroom and outside the bedroom and on each level. Carbon monoxide detectors are also recommended.

7. Exterior Electrical

Electrical fixtures:

- A representative number of exterior light fixtures and receptacles were tested. We are not able to determine operation of photoelectric and motion fixtures during daylight hours.
- Exterior **GFCI** outlets are in place and operational when tested.

Observations:

7.1. The bases of the exterior lights need to be sealed to the siding to prevent water entry into the wall cavity and wiring connections.

7.2. One or more exterior light bulbs appeared to be blown. Have replaced as needed. If replacing the bulb does not fix the issue, consult with a licensed electrician for further.

7.3. Multiple GFCI outlets around the home did not trip when tested and should be replaced. Have a licensed electrician correct. Exterior outlets may fail over time and should be repaired as needed.



Faulty GFCI outlet at the right side of the home



Caulk exterior light fixtures around the home as needed



Inoperable light fixture at the rear basement door



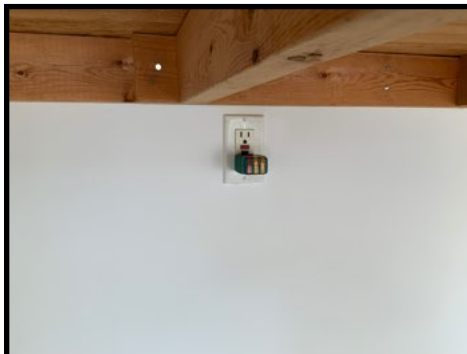
Inoperable light fixture at the rear basement door



Faulty GFCI outlet at the rear deck



Loose cover at the rear deck



Faulty GFCI outlet in the garage

8. Interior Electrical Conditions

Electrical fixtures:

- A representative number of ceiling fans, light fixtures, switches, and receptacles located inside the house are tested as part of our home inspection.
- Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in attic may that not accessible to inspector are not within scope of this report.
- GFCI in place and operation when tested in all bathrooms.
- GFCI's are in place in the kitchen and operational when checked.

Observations:

8.1. Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in attic may that not accessible to inspector are not within scope of this report.

8.2. GFCI outlets are in place in bath rooms and operational when tested.

8.3. GFCI outlets are in place in the kitchen and operational when checked.

8.4. Multiple non functioning lights noted around the home. Most likely these are due to blown bulbs. Suggest replacing bulbs for proper operation. If replacing the bulbs does not fix the issue, consult a licensed electrician to respond and repair. See photographs for locations and details.



Inoperable light fixture in the basement bedroom closet

9. Electrical Comments

Observations:

9.1. Any present alarm systems are excluded from this inspection. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and is not inspected.

Plumbing

1. Main Valve and Piping

Location:

- Basement front wall

Materials:

- Public water source
- Copper supply lines

Observations:

- 1.1. No deficiencies noted in the visible parts of the supply piping system, not all areas were visible.
- 1.2. Water pressure appeared to fall within the normal range at the time of inspection. Pressure checks are performed if the water pressure appears excessive or deficient.
- 1.3. No leaks observed at the time of the inspection.

2. Waste System Conditions

Materials:

- PVC

Observations:

- 2.1. Waste water drain lines are visually examined only where accessible and are tested by normal use of the plumbing fixtures. The drain line from the home to the sewer system is buried and cannot be examined. Clogs in drains may occur at any time and future clogs cannot be predicted.
- 2.2. Limited inspection of waste lines due to the basement being finished/ fully insulated.

3. Pump Conditions

Observations:

- 3.1. The ejector pump is comprised of a sealed system and therefore the inspection is limited. The system is tested by means of running the plumbing components in which it serves checking the function of the pump, back flow valve, and for any leaking.



Mini ejector pump located in the wet bar



Ejector pump located in the basement

4. Water Heater

Type:

- There was one water heater noted in the home. The visible components of the water heater are inspected as well as its function. Internal components are not included in this inspection. The average life expectancy of a water heater is roughly 8-10 years. This can vary based upon maintenance and usage. See photographs for locations and details
- This is a gas water heater and a shut off valve is provided.

Comments:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.
- A FVIR water heater noted. (Flammable Vapor Ignition Resistant) These have been standard since 1993.

Observations:

4.1. The current setting of the water heater thermostat resulted in a water temperature at the kitchen sink of ~130 degrees, adjust as desired. Water temperature should not exceed 120 degrees to prevent scalding. Hotter water will scald quicker and and should be used with caution.



Water heater located in the basement



Bradford White 50 gal nat gas water heater, 2017 model



Hot water temperature reading (130 degrees)

5. WH Supply Lines / TPR Valve

Materials:

- Copper

Materials:

- The temperature pressure release valve is installed on the tank and is not tested. These valves are prone to leak once they are opened. This valve is a safety device to prevent against abnormally high temperatures and pressure. It is rated at 210 degrees and 150 psi.

Observations:

5.1. No leaks observed at the time of the inspection.

6. Exhaust Vent and Burner Chamber

Materials:

- Metal
- Not visible - Flammable Vapor Ignition Resistant compliant (FVIR)

Observations:

6.1. Water heaters are natural draft appliances and rely on rising heat to vent properly. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper combustion air to prevent exhaust gases from leaking back into the home.

7. Exterior Faucet Conditions

- The exterior hose spigots are operational when tested.

8. Plumbing Comments

Comments:

8.1. All plumbing components tested well at time of inspection unless otherwise noted.

8.2. If the home is equipped with an automatic sprinkle system, it is not included as a part of this inspection. This system is primarily underground and beyond the scope of the home inspection. We recommend further review by a qualified professional, if concerned.



Irrigation system noted, not tested

Attic

1. Attic Access Conditions

Access:

- Attic was access from a pull down ladder. It is suggested to ensure all attic accesses are weatherstripped and insulated.

Observations:

1.1. The attic was entered and visually inspected at the time of inspection. Not all materials or areas are visible due to insulation coverage and/or other materials.

1.2. All attic access openings should be insulated and weather stripped. It is recommended to properly seal and insulate any access between conditioned spaces and the attic

2. Attic Framing

Materials:

- Rafters
- 2x6's

Materials:

- Concealed due to insulation, not fully examined
- 2x8's
- 2x10's

Observations:

2.1. The attic was entered and framing members were inspected. However, not all attic framing members were visible due to insulation coverage.

2.2. Limited review due to insulation installed between the rafters.

3. Roof Sheathing Condition

Materials:

- OSB Oriented Strand Board

4. Attic Insulation & Ventilation

Insulation:

- Blown in loose fill fiberglass insulation

Types of Vents:

- Hooded Roof Vents
- Soffit Vents



5. Attic Comments

Comments:

5.1. Evidence of rodents is noted in the attic space over the home. Traps are noted through the loose fill insulation. Have a pest control company examine and seal any openings to prevent future entry.

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Kitchen

1. Counter Tops & Cabinets

Materials:

- Granite

Materials:

- Cabinets appear serviceable. No damage noted.

Observations:

1.1. Suggested to ensure the transition between the countertops and backsplash are properly sealed as a part of routine maintenance.

2. Kitchen Sinks & Faucets

Sink Materials:

- Stainless Steel sink

Faucet condition:

- Appears serviceable. No damage noted. Sinks are only tested for a short period of time.

Observations:

2.1. Suggested to seal around sink edge to prevent water damage to cabinets below

3. Kitchen Traps/Drains/Supply

Observations:

3.1. Appears serviceable. No damage noted during the short testing at the time of the inspection.

3.2. Limited review due to personal property stored in undersink cabinet.



Kitchen sink drain/disposal serviceable

4. Kitchen Appliances

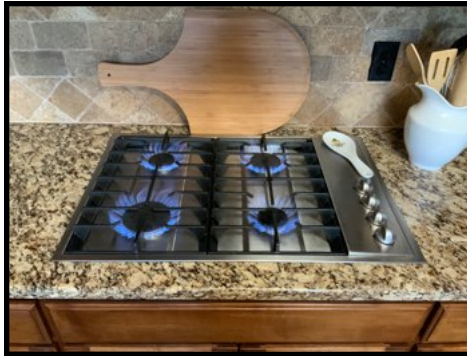
- All listed appliances were present and appeared functional unless otherwise noted.
- Built-in stovetop (gas)
- Built in microwave
- Dishwasher
- Garbage Disposal
- The refrigerator is present and appeared functional. The unit is not fully inspected.

Observations:

4.1. Appliances were noted and operational at the time of inspection, unless specifically noted. Appliances are tested for function, not performance. Only the visible components of the appliances can be tested or reviewed.



Microwave functional



Gas cooktop functional



Dishwasher functional



Electric ovens functional

Laundry

1. Laundry Area Location

Location:

- Laundry Room noted on Main Floor

2. Washer/Dryer Connections

Connections:

- Electric connection for washer tested. Plumbing connections present but these are visually inspected and not tested as they often leak.
- Washer was not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliance stays with the home.
- Washer plumbing connections observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

Connections:

- Electric connection verified and tested. Vent connections visually inspected only.
- Dryer vents cannot be fully examined and may be dirty. It is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning.
- Dryer was not operated. We recommend confirming proper operation if this appliance stays with the home.

3. Laundry Comments

Observations:

3.1. There should be a drain pan and drain line installed under the clothes washing machine. This is recommended when the laundry area is located over finished space OR to protect the flooring in and around the laundry room.

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Bathroom

1. Bathroom Locations

Locations:

- Master Bath
- Jack and Jill Bath
- Main Floor Guest Bath
- Basement level Guest Bath



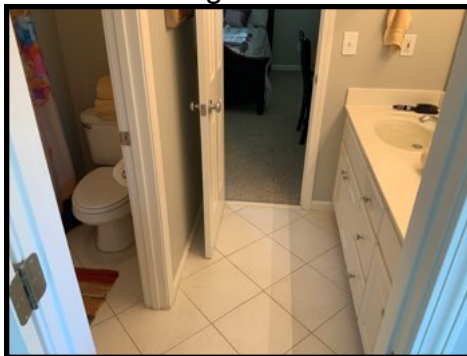
Basement level bathroom



Main level guest bathroom



Master bathroom



Jack and Jill bathroom

2. Bathroom Sinks & Faucets

Sink Materials:

- Cultured Marble
- Porcelain
- Copper

Faucet Conditions:

- Appears serviceable. No damage noted.

Observations:

2.1. Sinks appear serviceable. No damage noted.



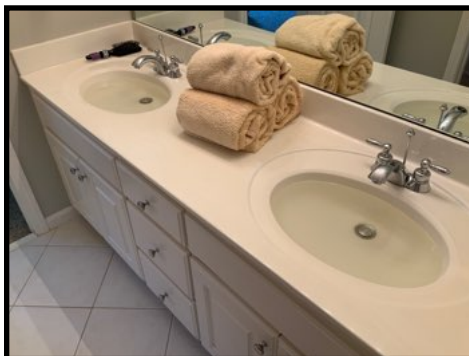
Basement bathroom sink filled and drained



Main level bathroom sink filled and drained



Master bathroom sink filled and drained



Jack and Jill bathroom sinks filled and drained

3. Bathroom Counters/Cabinets

Observations:

3.1. Loose freestanding sink/cabinet combination noted in the home. Suggested to have secured to prevent any possible tipping and subsequent damage to the water lines. See photographs for locations.



Secure the loose vanity in the basement level bathroom

4. Bathroom Traps/Drains/Supply

Observations:

4.1. Bathroom drains appears serviceable. No damage noted.

4.2. Limited review due to personal property stored in vanity cabinets.

4.3. The drain stopper(s) was not functional/missing when tested. Have repaired or replaced as needed. See photographs for locations and details.

4.4. Leaking noted at the drain lines beneath one or more bathroom sinks. Suggested to have the drain lines reviewed and repaired by a licensed plumber as needed. See photographs for locations.



Active leak at the basement bathroom sink drain



Main level bathroom sink drain serviceable



Non functioning drain stopper at the left side master bathroom sink



Master bathroom sink drain serviceable



Missing drain stopper at the master bathroom tub



Master bathroom sink drain serviceable



Jack and Jill bathroom sink drain serviceable



Jack and Jill bathroom sink drain serviceable

5. Toilet Condition

Observations:

5.1. Bathroom toilets are serviceable. No damage noted.

6. Bathroom Tub and Enclosure

Materials:

- Tub
- Fiberglass
- Jetted Tub
- Cast Iron w/porcelain

Materials:

- Ceramic Tile
- Fiberglass

Observations:

6.1. Suggest all bathroom tub enclosure edges and transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced as well. Any gaps at the perimeter of the tubs should be caulked. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

6.2. Motor briefly activated to ensure motor was serviceable. Due missing drain stopper, the tub was not filled to test water flow through jets.



Basement bathroom tub filled and drained



Clean and re-seal tub enclosures as needed



Main level bathroom tub filled and drained



Jack and Jill bathroom tub filled and drained

7. Tub Faucet Condition

Observations:

7.1. Caulk the gap between the tub spout and the enclosures in bathrooms.

8. Shower Enclosure

Materials:

- Ceramic Tile
- Tempered Safety Glass Door with a metal frame

Materials:

- Ceramic Tile

Observations:

8.1. Appears serviceable. No damage noted.

8.2. Suggest all bathroom Shower enclosure edges and any transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced. Any gaps at the perimeter should be caulked. The base of the shower stall, as well as any installed door framing, should be periodically cleaned and sealed as part of normal maintenance to prevent possible leaks. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

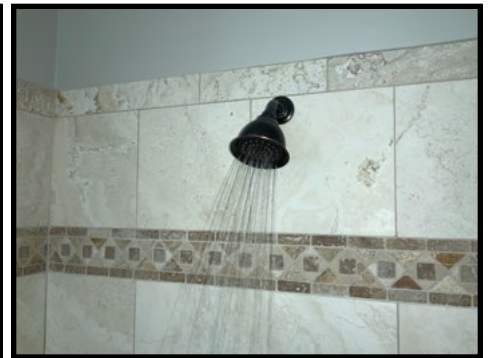
9. Shower Faucet Condition



Basement bathroom shower functional



Main level bathroom shower functional



Master bathroom shower functional



Jack and Jill bathroom shower functional

10. Bathroom Exhaust Fan Condition

Observations:

10.1. Bathroom exhaust fan is present and operational when tested.

Other Interior Areas

1. Interior Flooring Condition

Materials:

- Normal scratches and wear are observed in the interior finished floors.

Materials:

- Kitchen floor appears to be in good condition. No damage noted at the time of the inspection.
- Bath room floors appear to be in good condition.
- Ceramic Tile
- Wood
- Carpet

2. Interior Wall Conditions

Materials:

- The walls appear to be standard, wood framed construction. The framing is not visible in the finished areas of the home.

- Drywall

Observations:

2.1. The walls appear to be in good condition. No damage noted at the time of the inspection.

2.2. Common cracks noted. Normal cracks should be spackled and painted and are common in wood framed homes.

3. Interior Ceiling Conditions

Materials:

- Drywall

Observations:

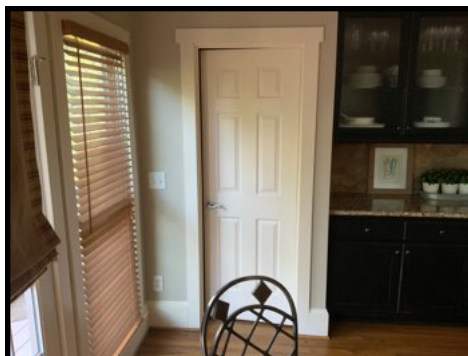
3.1. The ceiling appears to be in good condition. No damage noted at the time of the inspection.

3.2. Common cracks noted. The cracks do not represent a condition that severe but should be spackled and painted as needed.

4. Interior Door Conditions

Observations:

4.1. One or more misaligned doors noted inside the home. It is not uncommon for interior doors to not latch properly or stick on the frame. Typically minor adjustments are all that are needed to correct the situation. See photographs for locations and details.



Kitchen pantry door does not latch properly

5. Window Condition

Observations:

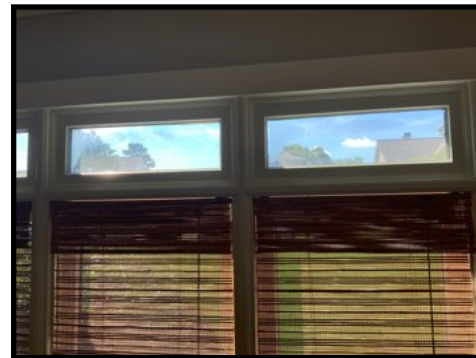
5.1. Determining the condition of all thermal pane windows is not usually possible, due to variations in temperature, weather and lighting at the windows.

5.2. Wooden windows were noted. It is not uncommon for these windows to become stuck or difficult to open. This is a common condition in dwellings of this age with original wooden windows. We recommend ensuring that one window in each room will open as a means of exit in case of an emergency or ventilation is needed.

5.3. Fogging or condensations noted at one or more interior thermal pane windows around the home. This is indicative of a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required. See photographs for locations and details.



Fogged glass at the front garage window



Fogged glass at the front dining room windows

6. Wet Bar Conditions

Materials:

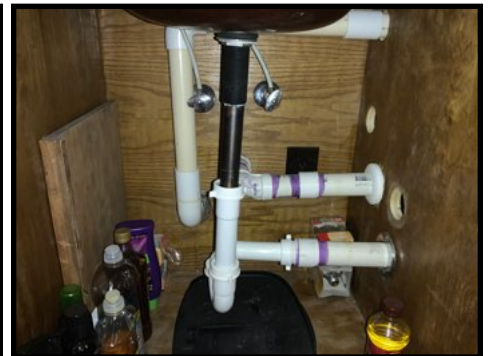
- Lower level bar



Lower level wet bar



Wet bar sink functional



Wet bar sink drain serviceable

7. Other Interior Area Comments

Observations:

7.1. Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

7.2. Some amount of mold is present in all homes. Mold may not always be visible and may not be actively growing within the home. Mold assessment and testing are recommended any time there is visible mold or if there are health concerns for the present or future occupants.

7.3. Storage was noted in some or all of the closets around the home. Because of the large amount of storage, some walls, floors or ceilings may not be visible and are excluded from the inspection.

8. Closet Conditions

Materials:

- Reach in closet
- Walk in closet
- Prehung door

Basement

1. Basement Type & Access

Basement:

- Basement
- Finished Basement

Access:

- Basement is accessible from an exterior door and from interior stairs.

Observations:

1.1. Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection. Buyer is urged to review the Seller's Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.

2. Basement Floor

Materials:

- Carpet
- Ceramic Tile

Observations:

2.1. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

2.2. Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occurs.

3. Basement Walls & Posts

Materials:

- Poured Concrete

Observations:

3.1. Common cracks observed. These should be sealed as needed and monitored for any future leaks or movement. No significant cracks noted.

3.2. Some basement walls and framing are not fully visible due to finished spaces/insulation coverage. Areas that are not visible at the time of inspection are excluded from this inspection.

4. Basement Framing Condition

Materials:

- Conventional 2x10 Framing

Materials:

- Wood

Observations:

4.1. Limited review of some basement framing members due to finished wall and ceiling coverage. Areas that are not visible are outside the scope of this inspection

5. Basement Subfloor Condition

Materials:

- Particle Board

Observations:

5.1. No leaks were observed at the time of the inspection.

5.2. Limited review due to finished ceilings and/or insulation

6. Basement Insulation

Materials:

- Fiberglass
- Rolled/Batt Insulation

Observations:

6.1. Insulation should be installed in all unfinished areas at conditioned surfaces.

6.2. Insulation may block the view and inspection of framing members. Insulation may be moved by the inspector where accessible. All areas are not removed.

7. Basement Comments

Observations:

7.1. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out destructive investigation.

7.2. Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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 supply lines.