

The Inspection Company

Property Inspection Report



3089 Del Monico Dr , Decatur, GA 30032
Inspection prepared for: Ronald & Lauren Carlson
Real Estate Agent: Angie Leberte - Justin Landis Group

Date of Inspection: 6/3/2020 Time: 9 AM
Age of Home: 1978 | Size: 2,472 SF est.
Weather: 84°, partly cloudy

Inspector: Michael Collins-Smythe
ASHI Certified Inspector #211023 | IRC Certified Inspector #5222542
1345 Oakview Road, Decatur, GA 30030

Email: michael@inspection-company.com
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 for any future changes in condition; may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

RECOMMENDATION: Monitor--future repair or consider updating. Or may mean repair costs are not readily predictable.

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. In general, the report will not list defects considered trivial (under \$200.00 to repair) unless there is a concern for safety.

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) or possible property damage 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:

<https://www.interstatebrick.com/sites/default/files/library/nahb20study20of20life20expectancy20of20home20components.pdf>

Report Summary

Outdoor Environment

Page 8 Item: 1	Exterior Grading	<p>1.2. GRADING--TOO CLOSE TO BOTTOM EDGE OF SIDING: The Inspector observed that the finished grading is too high at side D (right) of the home. The grade should be no higher than 6" below the bottom edge of siding. When the grade is too high, water seepage can cause damage to the wood framing of the home. It can also create a conduit for termites. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary. Repair any damaged siding that is discovered.</p> <p>1.3. EROSION NEAR FOUNDATION: The Inspector observed areas of erosion near the foundation of the house at rear left corner. It is important to protect the foundation and surrounding soil to prevent differential settlement. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 8 Item: 2	Driveway	<p>2.2. CRACKING WITH UNEVEN AREAS--DRIVEWAY: The Inspector observed typical cracking at the driveway. Uneven areas at cracks could be a trip hazard. The Client is advised to consider repairing uneven areas to mitigate fall hazards. Additionally, it appears that storm water pools at the driveway near the walkway; re-grade as needed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Building Exterior

Page 11 Item: 3	Cladding/Siding Condition	<p>3.2. CONSTRUCTION GAPS: The Inspector observed an opening/gap at side A (front) and at side B (left). See images. They should be closed to prevent water or pest entry. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>
Page 11 Item: 4	Gutters and Downspouts Condition	<p>4.1. DEBRIS IN GUTTERS: The Inspector observed that the gutters and downspouts have debris/leaves/pine needles in them. Have gutter company clean and service. Consider installing micromesh screens to reduce maintenance. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.</p>
Page 12 Item: 7	Eaves & Facia	<p>7.2. DETACHING FASCIA: The Inspector observed detaching fascia board at side B (left). It should be repaired to prevent water and pest entry. Include gutter repair as needed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.</p>

Roof

Page 14 Item: 2	Flashing (as visible)	<p>2.2. DRIP EDGE FLASHING: No drip edge flashing was observed at the roof edge. Drip edge flashing closes the gap at the fascia and roof deck intersection helping to prevent water from damaging the fascia and roof decking edge. It has a secondary function of helping to prevent rodents from entering the attic at the gaps. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (IRC: R905.2.8.5)</p>
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Interior Elements

Page 16 Item: 2	Carbon Monoxide Detectors	2.1. CARBON MONOXIDE DETECTOR 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 a carbon monoxide detector. (IRC: R315.1) A CO detector is recommended even though there are no longer gas appliances in the home.
Kitchen		
Page 21 Item: 8	Kitchen Counter Receptacles	8.2. ISLAND--MISSING RECEPTACLE: The Inspector observed that the kitchen countertop is not adequately served with receptacles per current standards. A receptacle should be available to serve the island (placed at cabinet just under counter top overhang). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. Otherwise, use with caution; do not use extension cords.
Page 21 Item: 11	Dishwasher	11.2. DRAIN LOOP--DISHWASHER: The Inspector did not observe a drain loop for the dishwasher. Drain loops help prevent dirty dishwater from draining backwards through the discharge tube from the dishwasher. The Inspector advises the Client to arrange to have a professional plumber further evaluate and address as necessary.
Plumbing		
Page 23 Item: 4	Drain/Waste/Vent Piping	4.2. CAST IRON PIPE--AGED--SEWER LATERAL: The home has an aged cast iron sewer later (underground pipe from home to street that runs underground. While the system still appears to be serviceable, there may be concealed deterioration inside the pipe and underground. The Inspector cannot predict the remaining useful lifespan of the pipes. The pipes should be monitored in the meantime. HUD (US Dept. of Housing and Urban Development) estimates cast iron pipes last 50 years on average. TIP: You can purchase a home sewer line protection plan to cover costs for hidden sewer line defects, older drain line failure, etc. https://www.homeserveusa.com/sewer-septic-line-repair-plans
Electrical		
Page 27 Item: 7	Branch Circuits	7.2. OPEN JUNCTION BOX--ATTIC: The Inspector observed at least 1 open junction box at the attic. A cover plate should be installed. This is a minor concern and can be easily addressed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.
Page 27 Item: 8	Receptacles	8.2. LOOSE RECEPTACLE: The receptacle pair at the basement on side C (rear) was found to be loose and needs to be secured to the box. This is an easy correction. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
Page 27 Item: 9	Lighting and Ceiling Fans	9.3. CEILING FAN--INOPERATIVE: The Inspector was unable to get the ceiling fan to operate at the living room. It may have a remote control (one was not readily visible to the Inspector). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

Page 28 Item: 11	GFCI Protection	11.3. UNFINISHED BASEMENT RECEPTACLES--GFCI: The unfinished basement area receptacles are not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.
HVAC--Main		
Page 29 Item: 1	Heating	1.3. EMERGENCY HEATING MODE--NOT OPERATIVE--HEAT PUMP--MAIN: The Inspector observed that the emergency heat mode is not operative. The air handler may not be equipped with a heating element. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
Page 30 Item: 4	Refrigerant Lines	4.2. GAP--REFRIGERANT LINE INSULATION--NEAR COIL BOX--MAIN: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
Page 31 Item: 5	Servicing of HVAC	5.1. HVAC--RECOMMEND SERVICING--MAIN: The Inspector did not observe any evidence that the HVAC has been serviced in the past twelve months. The filter is installed backwards and is very dirty. The Inspector highly recommends that professional and thorough servicing of the system be performed by a licensed, NATE Certified HVAC contractor.
Foundation		
Page 33 Item: 8	Moisture Condition	8.3. POSSIBLE MINOR MOLD--BASEMENT DRYWALL: The Inspector observed possible mold growth at the drywall and wood trim at the basement inside the water heater closet. The damaged material should be removed and area properly cleaned. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Note that mold testing was not conducted as part of this inspection; mold is visually accessed. Seek additional testing as desired.
Floor and Wall Structural Systems		
Page 35 Item: 4	Floor System Insulation	4.1. FLOOR SYSTEM INSULATION: The floor system is not insulated; this is common with older homes. It is recommended to install R-19 value insulation at the floor system to improve energy-efficiency of the home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Learn more about importance of insulation: https://www.energy.gov/energysaver/weatherize/insulation
Page 36 Item: 6	Wood Destroying Insects	6.2. 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. Learn more details: http://www.agr.georgia.gov/Data/Sites/1/media/ag_plantindustry/structural_pest_control/files/Rules-of-the-Georgia-Structural-Pest-Control-Act-04-01-14.pdf
Roof Structure		

Page 37 Item: 2	Attic Ventilation Condition	2.2. BAFFLES--MISSING AT EAVES: The Inspector did not observe baffles installed for venting as required for the eaves (sections where rafters meet exterior walls). Baffles help prevent the loose insulation from blocking the vents in the soffits. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 38 Item: 4	Roof Framing System Condition	4.4. BEAM AT ROOF--DIAGONAL BRACES NEEDED: There is a newly installed laminated beam above the kitchen. Rafter struts are mounted on the upper side at an angle. The beam needs diagonal braces installed at the opposite side to prevent rotation. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Inspection Details

1. Orientation

Normal Minor Moderate Major Recom

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



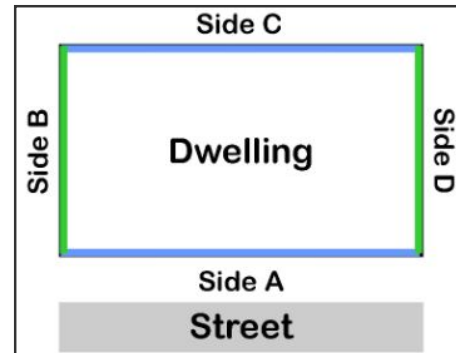
side B



side C



side D



2. Attendance

In Attendance: *Inspector present.*

3. Home Type

Home Type: *Single Family Home.*

4. Occupancy and Utilities

Utilities: *All utilities were turned on at time of inspection.*

Occupancy: *Furnished (belongings, furniture, stored items may obstruct defects; inspector does not move items during an inspection.)*

5. Mold and "Mold-like" Substances

Environmental: **MOLD:** *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.*

6. Radon

Environmental: **RADON GAS--RECOMMEND TESTING:** *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.*

7. Special Notes

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

Observations:

7.1. SELECTING CONTRACTORS AND REPAIR PROFESSIONALS: It is best practice for home inspectors not to refer specific contractors as to avoid any conflicts of interest and maintain objectivity. For help finding quality contractors, technicians, and repair professionals go to FiveStarRated.com. This third-party research firm has lists of several prescreened contractors. Five Star Rated attests to provide due diligence for homeowners by conducting home contractor surveys and homeowner interviews.

7.2. SPECIAL NOTE--RENOVATION BUILDING PERMITS: Note that this home has had recent major renovation and structural alterations. It is advised to ask owner for copies of the construction permits obtained for renovation and repairs.

Outdoor Environment

1. Exterior Grading

Normal Minor Moderate Major Recom

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

1.1. Appears normal at most locations. See other comments about exceptions.

1.2. GRADING--TOO CLOSE TO BOTTOM EDGE OF SIDING: The Inspector observed that the finished grading is too high at side D (right) of the home. The grade should be no higher than 6" below the bottom edge of siding. When the grade is too high, water seepage can cause damage to the wood framing of the home. It can also create a conduit for termites. The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary. Repair any damaged siding that is discovered.

1.3. EROSION NEAR FOUNDATION: The Inspector observed areas of erosion near the foundation of the house at rear left corner. It is important to protect the foundation and surrounding soil to prevent differential settlement. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



grading too close to siding at side D



erosion near rear left corner

2. Driveway

Normal Minor Moderate Major Recom

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

2.1. Appears normal at most areas. See other comments about exceptions of limited areas.

2.2. CRACKING WITH UNEVEN AREAS--DRIVEWAY: The Inspector observed typical cracking at the driveway. Uneven areas at cracks could be a trip hazard. The Client is advised to consider repairing uneven areas to mitigate fall hazards. Additionally, it appears that storm water pools at the driveway near the walkway; re-grade as needed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of driveway

3. Walkway

Normal Minor Moderate Major Recom

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

3.1. Appears normal.

Minor hairline cracks may be present.

4. Deck

Normal Minor Moderate Major Recommended

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

4.1. Appears normal.

4.2. WOOD TO EARTH CONTACT--REAR DECK STEPS: Wood-to-earth contact of the deck was observed; this area may prematurely deteriorate. Except for posts, most types of preservative-treated wood should be kept 6" above ground (note some premium types of treated wood are permitted for contact, but the Inspector cannot determine type without seeing wood labels). The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



rear deck



example underside of rear deck



front deck



wood to earth contact

5. Downspout Drainage Condition

Normal Minor Moderate Major Recommended

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

5.1. Appears normal.



example downspout drain

6. General Drainage

Normal Minor Moderate Major Recommended

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

6.1. Appears normal.

7. Vegetation

Normal Minor Moderate Major Recom

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

7.1. Appears normal. Good maintenance of vegetation is recommended. (Note that the Inspector is not an Arborist. Recognition of diseases of trees or similar health conditions is not part of the inspection.)

7.2. VINES AT TREES: The backyard trees are covered with vines; this can adversely affect their health. The Inspector advises the Client to arrange to have an landscape contractor further evaluate and address as needed.

<http://www.thetreecareguide.com/climbing-vines-tree-killers/>

8. Fence

Normal Minor Moderate Major Recom

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

8.1. Metal chain-link fence appears normal but is obstructed by vegetation.

8.2. Wood fence is present.

8.3. FENCE--CHAIN LINK--MAJOR REPAIRS NEEDED: The metal fence needs general repairs to address loose and misaligned areas. Some sections are missing or need major repairs, mostly at side B. The fence does not connect to the house at the rear left. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



Video

VIDEO--fence

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Appears normal. Normal conditions assumed. Foundation is underground/concealed.

2. Foundation Walls Condition

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Observations:

2.1. Appears normal (as visible).

3. Cladding/Siding Condition

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cladding Type: *Board and batten.*
Brick-veneer.
Wood trim.

Observations:

3.1. Appears normal at most points. See comments regarding exceptions.

3.2. CONSTRUCTION GAPS: The Inspector observed an opening/gap at side A (front) and at side B (left). See images. They should be closed to prevent water or pest entry. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



construction gap at side A



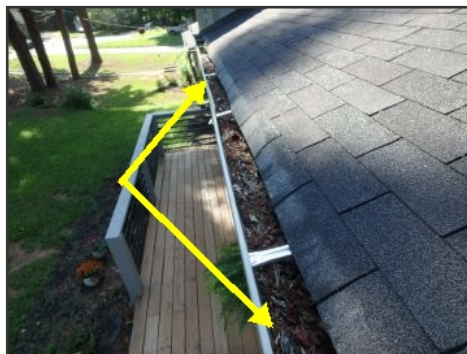
construction gap at side B

4. Gutters and Downspouts Condition

Normal	Minor	Mod- erate	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. DEBRIS IN GUTTERS: The Inspector observed that the gutters and downspouts have debris/leaves/pine needles in them. Have gutter company clean and service. Consider installing micromesh screens to reduce maintenance. The Inspector advises the Client to arrange to have a professional roofing contractor further evaluate and address as necessary.



example gutter condition

5. Steps, Stairways and Railings Condition

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

Observations:

5.1. Appears normal.

6. Exterior Caulk and Painting Condition

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

Observations:

6.1. Appears normal (cosmetic conditions excepted).

7. Eaves & Facia

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

Observations:

7.1. Appears normal at most points. See comments regarding exceptions.

7.2. DETACHING FASCIA: The Inspector observed detaching fascia board at side B (left). It should be repaired to prevent water and pest entry. Include gutter repair as needed. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



detaching fascia and gutter at side B

8. Drip Cap and Flashing Condition

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

Observations:

8.1. Appears normal.

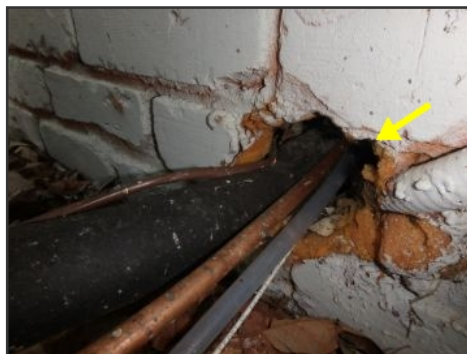
9. Exterior Penetrations

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

Observations:

9.1. Appears normal at most points. See comments regarding exceptions.

9.2. GAP AT FOUNDATION WALL AT PIPE: The Inspector observed an opening around HVAC line penetration at side C (rear) of the home. The gap should be sealed to prevent rodent entry into the crawl space. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



gap should be sealed

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, from a ladder edge, or with a drone. The inspector does not remove leaves, pine straw, or other debris during the roof inspection and is not responsible for leaks or roof damage in these areas. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks or may leak in the future. Client is advised to inspect the roof annually and to make maintenance repairs as needed.

1. Roof Covering

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

Roof Inspection: *Roof Style: Intersecting gable.*

Estimated Age of Roof Covering Material: 1 or more years.

Some sections of roof were traversed; limited by steep areas.

Some areas of roof are obscured from view. Defects may be out of view.

Estimated Life Expectancy of Standard Asphalt Shingles (when new): 15-25 years per HUD.

Number of estimated layers: 1.

Materials: Standard asphalt composite.

Observations:

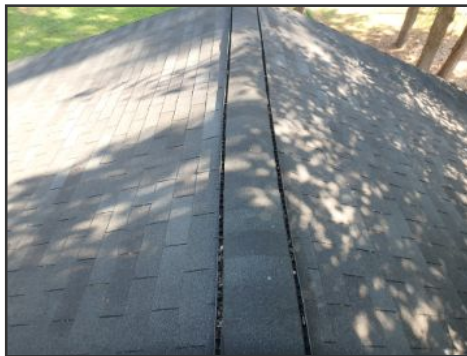
1.1. Appears normal. Normal conditions at time of inspection. Sometimes leaks can be difficult to detect. The roof should be monitored during hard rain storms.

1.2. GOOD NEWS!

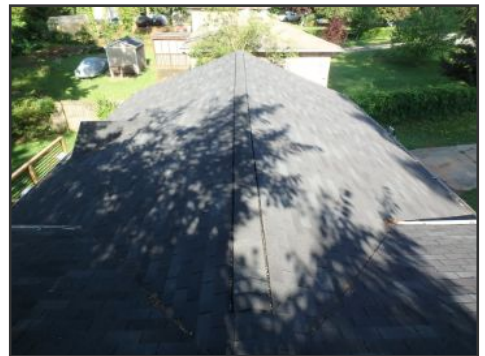
This home's roof is relatively new and should last 15-20 more years.



general image of roof covering



general image of roof covering



general image of roof covering



general image of roof covering



general image of roof covering



general image of roof covering

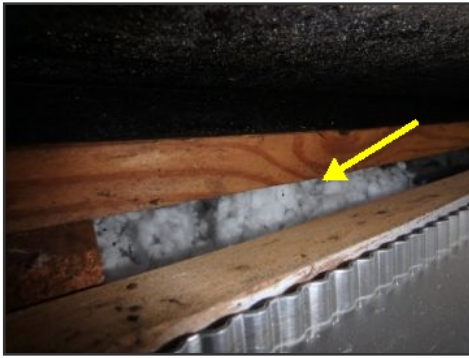
2. Flashing (as visible)

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

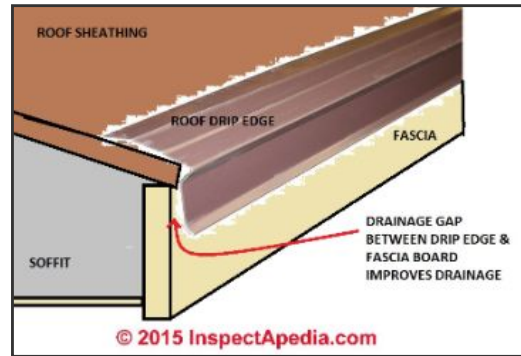
Observations:

2.1. Appears normal at most sections; see exception comments. Note the visibility of flashing is very limited.

2.2. DRIP EDGE FLASHING: No drip edge flashing was observed at the roof edge. Drip edge flashing closes the gap at the fascia and roof deck intersection helping to prevent water from damaging the fascia and roof decking edge. It has a secondary function of helping to prevent rodents from entering the attic at the gaps. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. (IRC: R905.2.8.5)



example missing drip cap



drip edge flashing

3. Vents (physical condition)

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

Observations:

3.1. Appears normal.

3.2. RUST AT APPLIANCE VENT: The Inspector observed a appliance vent pipe that is significantly rusted at the right side of the upper roof of the home. It should be replaced soon. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



rusted vent

4. Roof Penetrations Condition

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

Observations:

4.1. Appears normal. Vent seals at plumbing pipe penetrations sometimes crack with just a few years age. They should be monitored and replaced when they crack.

Interior

1. Wall Covering Condition

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

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

Ceilings Type: *Drywall.*

Observations:

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

3. Water/Moisture Damage

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

Observations:

3.1. Appears normal. None readily visible.

4. Windows Condition

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

Materials: *Vinyl dual-pane.*

Observations:

4.1. Appears normal. Sample testing conducted.

5. Safety Glazing (Tempered Glass)

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

Observations:

5.1. Appears normal.

6. Interior Doors

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

Observations:

6.1. Appears normal (sample testing).

6.2. MISSING STRIKE PLATE: The Inspector observed that the door at the basement has a missing strike plate. 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	Recommend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: *Carpet.**Hardwood.*

Observations:

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

7.2. GOOD NEWS:

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

8. Wall and Ceiling Cracks

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

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.

9. Closets

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

Observations:

9.1. Appears normal.

Interior Elements

1. Smoke Detectors

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Appears normal.



example smoke detectors



2. Carbon Monoxide Detectors

Normal	Minor	Mod- erate	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. **CARBON MONOXIDE DETECTOR 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 a carbon monoxide detector. (IRC: R315.1) A CO detector is recommended even though there are no longer gas appliances in the home.

3. Fireplace Condition

Normal	Minor	Mod- erate	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

3.1. **NOT TESTED--PORTABLE DECORATIVE FIREPLACE:** The remote control did not operate the fireplace when tested. Follow up as desired if the fixture transfers with sale of home.

4. Exterior Doors Condition

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. Appears normal.

4.2. **THRESHOLD--SUPPORT--DEFICIENT:** The exterior door at side C (rear) has a deficient support at the overhanging metal threshold. A treated 2x4" block is typically installed under thresholds to prevent damage. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

5. Stairs Handrail & Guardrails

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Appears normal.

6. Stairs: Treads, Risers, Head Clearance

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Appears normal.

7. Stairway Illumination Condition

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

Observations:
7.1. Appears normal.

Bathroom--Master

1. Separate Shower

Normal Minor Moderate Major Recom

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

Observations:

1.1. Appears normal--shower drain: The shower drain appeared to be normal at time of inspection after testing for several minutes.

1.2. Appears normal--shower water control: The shower supply appeared to be normal at time of inspection after testing for several minutes.

1.3. GOOD NEWS: The shower head is low flow which should save water.



2. Sink(s)

Normal Minor Moderate Major Recom

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

Observations:

2.1. Appears normal.

2.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

3. Toilet

Normal Minor Moderate Major Recom

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

Observations:

3.1. Appears normal. Appeared normal at time of inspection.

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

4. Venting and Heating

Normal Minor Moderate Major Recom

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

Observations:

4.1. Appears normal. Power exhaust fan noted.

4.2. Appears normal--heating. Room heated with central HVAC.

5. Lighting and Receptacles

Normal Minor Moderate Major Recom

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

Observations:

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. Floor Covering & Cabinetry

Normal Minor Moderate Major Recom

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

Observations:

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

6.2. Quarry Stone Floor Covering.

Bathroom--Hall

1. Bathtub

Normal Minor Moderate Major Recom

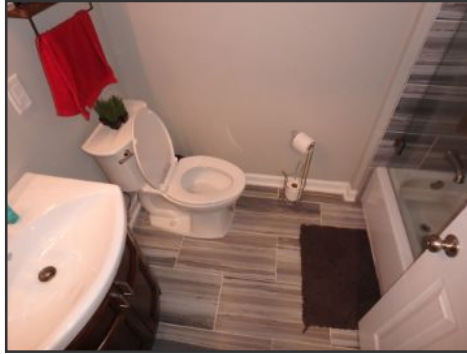
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Observations:

1.1. Appears normal. Normal tub drain when tested for several minutes.

1.2. Appears normal. Water controls were tested.

1.3. GOOD NEWS: The shower head is low flow which should save water.



2. Sink(s)

Normal Minor Moderate Major Recom

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

Observations:

2.1. Appears normal.

2.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

3. Toilet

Normal Minor Moderate Major Recom

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

Observations:

3.1. Appears normal. Appeared normal at time of inspection.

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

4. Venting and Heating

Normal Minor Moderate Major Recom

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

Observations:

4.1. Appears normal. Power exhaust fan noted.

4.2. Appears normal--heating. Room heated with central HVAC.

5. Lighting and Receptacles

Normal Minor Moderate Major Recom

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

Observations:

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. Floor Covering & Cabinetry

Normal Minor Moderate Major Recom

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

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

6.2. Ceramic Floor Covering.

Kitchen

KITCHEN INSPECTION LIMITATIONS:

Inspection of stand alone refrigerators, freezers, wine chillers, and built-in ice makers are outside the scope of the inspection unless mentioned as a courtesy. Ovens, self-cleaning operations, cooking functions, clocks, timing devices lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected as they require connection to facilitate testing.

1. General

Normal Minor Moderate Major Recom

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

GOOD NEWS:

It appears that the kitchen appliances were recently replaced with new ones.
The general condition of the kitchen is normal. See exceptions to individual areas/appliances/fixtures if noted.



2. Ventilation Condition

Normal Minor Moderate Major Recom

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

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

Observations:

3.1. Appears normal.

4. Countertops

Normal Minor Moderate Major Recom

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

Observations:

4.1. Appears normal.

4.2. GOOD NEWS:

The kitchen has natural stone counter tops. The counter tops can last a lifetime and are very resistant to high temperatures in cooking areas.

5. Cabinets

Normal Minor Moderate Major Recom

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

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

6. Floor Covering Condition

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Materials: *Hardwood flooring.*

Observations:

6.1. Appears normal.

6.2. Typical wear may be present.

7. Lighting

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

Observations:

7.1. Appears normal.

8. Kitchen Counter Receptacles

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

Observations:

8.1. Appears normal at partial locations. Others are not GFCI; see next comments. GFCI's should be tested often as they have a short lifespan.

8.2. ISLAND--MISSING RECEPTACLE: The Inspector observed that the kitchen countertop is not adequately served with receptacles per current standards. A receptacle should be available to serve the island (placed at cabinet just under counter top overhang). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. Otherwise, use with caution; do not use extension cords.

9. Range

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

Brand: GE.

Electric.

Observations:

9.1. Appears normal when operated. Accuracy of thermostats is beyond the scope of this inspection.

9.2. ANTI-TIP BRACKET: The anti-tip bracket for the range is not installed. To reduce the risk of tipping of the range, the range must be secured to the floor or wall by a properly installed anti-tip Bracket and screws packed with the range. Failure to install the anti-tip bracket will allow the range to tip over if excessive weight is placed on an open door or if a child climbs upon it. Serious injury might result from spilled hot liquids or from the range itself. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

10. Refrigerator

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

Brand: GE.

Observations:

10.1. Appears normal.

11. Dishwasher

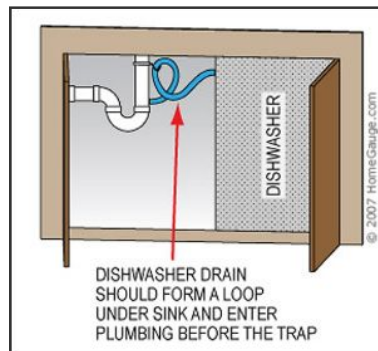
Normal	Minor	Moderate	Major	Recommend
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: GE.

Observations:

11.1. Appears normal. Dishwasher was operated for short cycle.

11.2. DRAIN LOOP--DISHWASHER: The Inspector did not observe a drain loop for the dishwasher. Drain loops help prevent dirty dishwater from draining backwards through the discharge tube from the dishwasher. The Inspector advises the Client to arrange to have a professional plumber further evaluate and address as necessary.



drain loop

Plumbing

1. Main Water Valve

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Location: *Crawl Space at side A (front)*

Observations:

1.1. Appears normal. No noted leaks at valve.



main valve

2. Water Pressure

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Water Pressure Reading: *Water pressure at time of inspection: 52 psi*

Observations:

2.1. Appears normal. It is advised to check the pressure annually as pressure control valves have an approximate 8-10 lifespan.



PRV



water pressure test

3. Water Supply Piping

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Materials: *Main: Copper.*

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

Primary Branch Water Supply Pipe Material: CPVC.

Possible hidden galvanized pipe.

Observations:

3.1. Appears normal. No significant deficiencies observed at the visible portions of the supply piping. Underground and hidden deficiencies may exist.

4. Drain/Waste/Vent Piping

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Drain/Waste Pipe Type: *Public sewer (as identified in Seller's Property Disclosure Statement). Cast Iron and PVC mixed*

Observations:

4.1. Appears normal at visible areas unless noted exceptions. Underground and hidden pipe conditions cannot be determined. Drain systems are checked by process of operating tubs, showers, sinks, and toilets for a few minutes. Sometimes this testing process will not reveal all drain defects.

4.2. CAST IRON PIPE--AGED--SEWER LATERAL: The home has an aged cast iron sewer later (underground pipe from home to street that runs underground. While the system still appears to be serviceable, there may be concealed deterioration inside the pipe and underground. The Inspector cannot predict the remaining useful lifespan of the pipes. The pipes should be monitored in the meantime. HUD (US Dept. of Housing and Urban Development) estimates cast iron pipes last 50 years on average.

TIP: You can purchase a home sewer line protection plan to cover costs for hidden sewer line defects, older drain line failure, etc. <https://www.homeserveusa.com/sewer-septic-line-repair-plans>



cast iron sewer lateral



example updated drain pipe



stock photo--aged cast iron

5. Water Heater

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Brand/Type: *Brand: AO Smith.*

Location: Basement.

Electric.

Size: 40 gallons.

Model #: E6-40R45DV 110

Serial #: 1901113154188

Estimated age in years: 1

(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.



AO Smith brand water heater



expansion tank

6. Hot Water Temperature

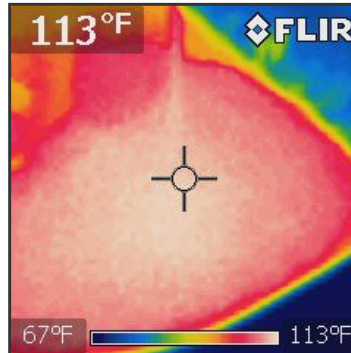
Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Temperature: *113° at the time of inspection.*

Observations:

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



hot water temp

7. Safety Relief Valve

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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. Hose Faucets (Bibs)

Normal Minor Moderate Major Recom

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

8.1. 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.

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

9. Washer/Dryer Connections

Normal Minor Moderate Major Recom

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

9.1. Appears normal. These appliances are not required to be tested as part of an ASHI standard inspection; however, your inspector operated the washing machine and dryer as a courtesy. They appeared to work normally.
Keep dryer duct clean to reduce fire hazard.

10. Gas Supply Piping

Normal Minor Moderate Major Recom

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

10.1. UNABLE TO TEST--GAS NOT ON. It is advised to have a licensed Plumber follow up on evaluating the gas lines and gas appliances after gas service is turned on if more information is desired. There are no gas appliances in the home currently.

Electrical

1. Service Drop

Normal Minor Moderate Major Recom

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

Location: *Left side of home.*
Overhead.

Observations:

1.1. Appears normal.



service drop connections

2. Service Entrance Conductors

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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200 Amp.

120 Volt/240 Volt. (this is estimation--voltage is not tested by probing conductors to verify voltage accuracy).

Observations:

2.1. Appears normal.



meter base

3. Main Disconnect

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Location of main disconnect: *Interior at distribution panel.*
Exterior at exterior panel.

Observations:

3.1. Appears normal.



main disconnect

4. Grounding

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. Appears normal. However, note that continuity from the panelboard to the electrode is not verified as part of the inspection.
4.2. Grounding rod(s) in soil.



grounding rod

5. Distribution Panelboard A

Normal	Minor	Mod- erate	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Distribution Panel: *Square D brand breaker panel observed.*

Location: hallway.

Number of 120V Breakers: 11

Number of 240V Breakers: 5

Observations:

5.1. *Appears normal.*

5.2. **GOOD NEWS:**

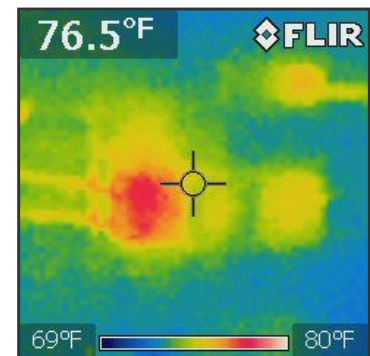
The panelboard has been updated in recent years. Life spans are typically 30-35 years for breaker panels.



Square D brand panel board



inside view



normal infrared image

6. Service Entrance Wiring

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

Materials: *Type: Aluminum.*
Obstructed. Defects may be hidden.
 Observations:
 6.1. Appears normal.

7. Branch Circuits

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

Type: *Grounded Romex wiring observed.*
Material: Copper wiring observed at 120V circuits.
Material: Cooper at 240V circuits.
 Observations:

7.1. Appears normal at most sections. See exceptions.
 7.2. OPEN JUNCTION BOX--ATTIC: The Inspector observed at least 1 open junction box at the attic. A cover plate should be installed. This is a minor concern and can be easily addressed. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.



open junction box

8. Receptacles

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

Type: *Grounded.*
 Observations:

8.1. Appears normal at most locations. See exceptions. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).
 8.2. LOOSE RECEPTACLE: The receptacle pair at the basement on side C (rear) was found to be loose and needs to be secured to the box. This is an easy correction. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

9. Lighting and Ceiling Fans

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

Observations:

9.1. Appears normal. Normal conditions observed at sample tested lights and ceiling fans. Note that lights with photo-sensors are not tested.
 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. CEILING FAN--INOPERATIVE: The Inspector was unable to get the ceiling fan to operate at the living room. It may have a remote control (one was not readily visible to the Inspector). The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.

10. Switches

Normal Minor Moderate Major Recom

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

Observations:

10.1. Appears normal. Sample testing conducted.

11. GFCI Protection

Normal Minor Moderate Major Recom

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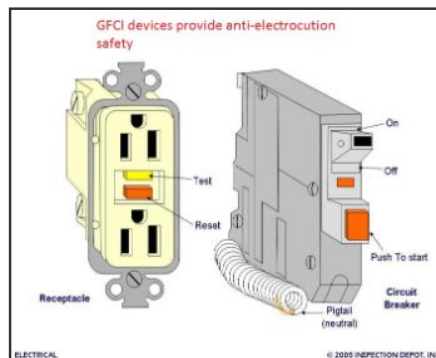
Observations:

11.1. Appears normal at partial locations. See exceptions. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).

11.2. GOOD NEWS:

The home has GFCI receptacles at wet areas. This technology mitigates the risks of electrocution at bathrooms, kitchens, exterior, etc.

11.3. UNFINISHED BASEMENT RECEPTACLES--GFCI: The unfinished basement area receptacles are not GFCI compliant. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at "wet locations." GFCI protection may not be present in some older homes, but it is suggested as an upgrade. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety.



12. AFCI Protection

Normal Minor Moderate Major Recom

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

HVAC--Main

1. Heating

Normal Minor Moderate Major Recommended

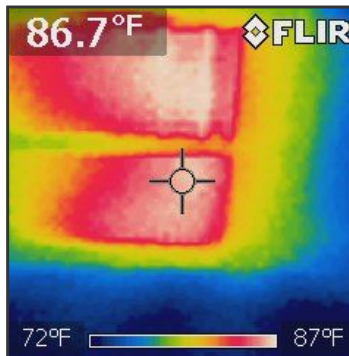
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Unit: *Area of home served: Entire home.*Brand: *Goodman.*Model #: *ARUF37C14AD*Serial #: *1905273579*Age: *1 years.*Estimated heat pump lifespan (when new): *10-15 years.*Heat pump size: *3.0*

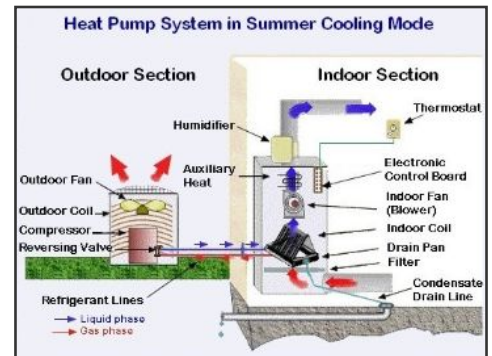
Observations:

1.1. *Appears normal with exceptions; see other comments. Heating system was operated during the inspection.*1.2. *GOOD NEWS:**The heat pump is relatively new. Life spans are typically 10-15 years for heat pumps.*1.3. *EMERGENCY HEATING MODE--NOT OPERATIVE--HEAT PUMP--MAIN: The Inspector observed that the emergency heat mode is not operative. The air handler may not be equipped with a heating element. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.*

Goodman brand air handler



example heating output--"heat pump mode"



2. Ductwork

Normal Minor Moderate Major Recommended

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Materials: *Flex type, insulated ductwork.**Rigid, galvanized metal ductwork.*

Observations:

2.1. *Appears normal at most sections; however see other comments for exceptions. Hidden defects may exist. Calculations of ductwork sizing and air flow openings are not conducted as part of a standard inspection.*2.2. *MINOR INSULATING JACKET DAMAGE--DUCTWORK: Minor areas of damaged insulating jacket are noted. Ducts work best when air-tight and well-sealed. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.*

3. Central Air Conditioning

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Compressor Type: *Brand: Goodman.**Capacity: 3.0 ton.**SEER (Seasonal Energy Efficient Ratio): 14.**Model #: GSZ140361KE**Serial #: 1809123117**Age: 2 years.**Temperature Differential: 17° F (15-22° is normal)**Estimated Lifespan of Air Conditioning System (when new): 10-15 years per HUD.**Location: Entire home.*

Observations:

3.1. Appears normal. Operated for at least 30 minutes. Functioned normally at time of inspection.

3.2. GOOD NEWS:

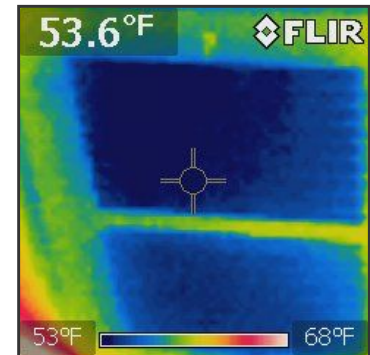
The air condensing unit is relatively new. Typically, units have a 10-15 year lifespan.



Goodman brand unit



VIDEO--AC operation



normal temperature drop

4. Refrigerant Lines

Normal Minor Moderate Major Recom

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

4.1. Appears normal. Note that determining proper sizing of refrigerant lines is not within the scope of the inspection.

4.2. GAP--REFRIGERANT LINE INSULATION--NEAR COIL BOX--MAIN: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.



insulation damage

5. Servicing of HVAC

Normal Minor Moderate Major Recom

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

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

6. Service Receptacle and Lighting

Normal Minor Moderate Major Recom

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

6.1. Appears normal.

7. Thermostat

Normal Minor Moderate Major Recom

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

7.1. Appears normal.

Foundation

1. Basement/Crawl Space

Notation: *Method to Examine: Entered accessible areas and viewed with flashlight. Basement obstructed due to finished areas (wallboard, insulation, ceilings, etc) of area and some areas could not be inspected.*

2. Basement

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

Observations:
2.1. Appears normal. Limited by obstructions.
2.2. Obstructed by finished walls and coverings.
2.3. Obstructed by stored items. Defects could be concealed.



general image of basement



general image of basement



general image of basement



general image of basement

3. Under Floor Crawl Space

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

Observations:
3.1. Appears normal.
3.2. Obscured by limited access. Some defects may be hidden.



general image of crawl space



general image of crawl space



general image of crawl space



general image of crawl space

4. Foundation

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

Observations:

4.1. Appears normal. Foundation is concealed/underground.

5. Foundation Walls Condition

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

Foundation Wall Type: *CMU walls (concrete blocks).*

Observations:

5.1. Appears normal. Minor cracks present.

6. Basement Floor

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

Observations:

6.1. Appears normal. Typical thermal cracks present.

7. Floor System Support

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

Floor Support Method: *Masonry piers.**Steel posts.*

Observations:

7.1. Appears normal.

8. Moisture Condition

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

Observations:

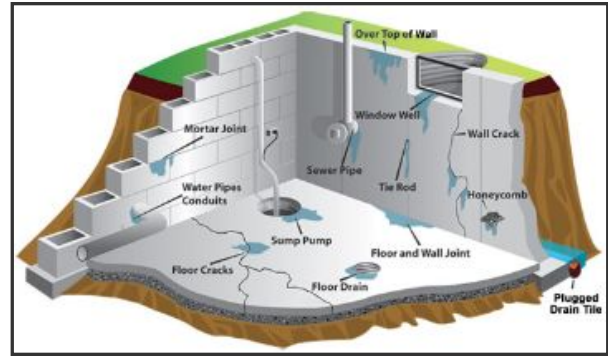
8.1. Appears normal at time of inspection. It appeared to be dry. However, the space may have moisture when significant storms occur.

8.2. BASEMENT MOISTURE--RECOMMEND MONITORING: No active water seepage at the below-grade areas was noted at time of inspection; however, there is no water-proofing system installed. The Inspector cannot predict if water will intrude the basement in the future during strong rain storms. The basement should be monitored. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary if water is observed. Water can cause mold and damage below-grade finished spaces if not quickly cured.

8.3. POSSIBLE MINOR MOLD--BASEMENT DRYWALL: The Inspector observed possible mold growth at the drywall and wood trim at the basement inside the water heater closet. The damaged material should be removed and area properly cleaned. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Note that mold testing was not conducted as part of this inspection; mold is visually accessed. Seek additional testing as desired.



possible minor amount of mold at basement drywall



9. Crawl Space Ventilation

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

Observations:

9.1. Appears normal.

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

10. Soil Gas Retarder

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

Observations:

10.1. Appears normal.

11. Crawl Space Door

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

Observations:

11.1. Appears normal.

Floor and Wall Structural Systems

1. Girders and Beams

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Materials: *Built-up beams and girders.*

Observations:

1.1. Appears normal (as visible).

Beams and headers in most cases are not directly visible. They are assessed by presence/absence of deflection and cracks at adjacent wallboard.

2. Floor System

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Floor System Type: *2x8" dimensional wood.*

Observations:

2.1. Appears normal. Minor prior termite damage may exist. It may be hidden (particularly at insulated areas and obstructed areas). No noted floor structures appear to be at risk of failure as noted at time of inspection.



example floor condition

3. Wall Structure

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Type: *2x4 wood frame.*

Observations:

3.1. Appears normal (as readily visible).

In most cases wall framing is not directly visible (meaning wall studs are hidden behind drywall, etc.) Wall structure is assessed by presence/absence of bowing and cracks or areas that are out-of-plumb at wall coverings.

4. Floor System Insulation

Normal Minor Moderate Major Recom

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Insulation Type: *None Installed.*

Observations:

4.1. FLOOR SYSTEM INSULATION: The floor system is not insulated; this is common with older homes. It is recommended to install R-19 value insulation at the floor system to improve energy-efficiency of the home. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Learn more about importance of insulation:

<https://www.energy.gov/energysaver/weatherize/insulation>

5. Wall Insulation

Normal Minor Moderate Major Recom

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Materials: *Insulation type not known.*

Learn more about insulation: <https://www.energy.gov/energysaver/weatherize/insulation>

Observations:

5.1. UNABLE TO DETERMINE: Many older homes do not have wall insulation, particularly those built before the 1960's. Often walls are hollow. Since walls are concealed, the inspection cannot readily determine if the walls are insulated. In some cases insulation may have been added in limited areas if repairs/renovations were made during the home's history.

6. Wood Destroying Insects

Normal Minor Moderate Major Recom

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

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

6.1. GOOD NEWS: You can get a free quote and inspection from our affiliate, Northwest Exterminating.

<http://www.callnorthwest.com/termite-control/>
(888) 466-7849

6.2. 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.

Learn more details:

http://www.agr.georgia.gov/Data/Sites/1/media/ag_plantindustry/structural_pest_control/files/Rules-of-the-Georgia-Structural-Pest-Control-Act-04-01-14.pdf

Roof Structure

1. Access Point

Normal Minor Moderate Major Recom

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

- 1.1. Appears normal. There is limited access; the Inspector cannot traverse areas covered in insulation as doing so will damage it. Defects may be out of view.
 1.2. Method to Examine Attic: Entered accessible areas and viewed with flashlight. Note that Inspector cannot move through areas that might disturb insulation so some areas may not be visible.
 1.3. Hatch at hallway.
 1.4. Side/knee doors.

2. Attic Ventilation Condition

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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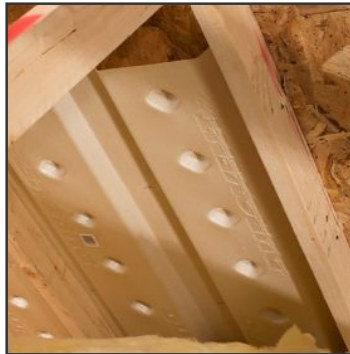
Vent Type: *Continuous ridge venting.*

Gable vents.

Rectangular soffit vents.

Observations:

- 2.1. Appears normal.
 2.2. BAFFLES--MISSING AT EAVES: The Inspector did not observe baffles installed for venting as required for the eaves (sections where rafters meet exterior walls). Baffles help prevent the loose insulation from blocking the vents in the soffits. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



stock photo--baffle

3. Attic Insulation

Normal Minor Moderate Major Recom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Materials: *Loose-lay fiberglass.*

Estimated R-value: 30

Observations:

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

4. Roof Framing System Condition

Normal Minor Moderate Major Recom

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

4.3. Minor dry moisture stains were observed. This is typical and were likely caused by old roof leaks; however, they should be monitored.

4.4. BEAM AT ROOF--DIAGONAL BRACES NEEDED: There is a newly installed laminated beam above the kitchen. Rafter struts are mounted on the upper side at an angle. The beam needs diagonal braces installed at the opposite side to prevent rotation. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



general image of upper attic



general image of upper attic



general image of upper attic



general image of upper attic



general image of main attic



beam needs diagonal braces

5. Vents for Interior Appliances

Normal Minor Moderate Major Recom

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

5.1. Appears normal (as visible).

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. Learn more at www.epa.gov/asbestos

Lead Based Paint

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

Homebuyers

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

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

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

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

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

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

- A 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards.

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

AGREEMENT FOR HOME INSPECTION SERVICES

Use of this Inspection Report implies acceptance of the following Agreement by all parties:

For in consideration of the terms of this Agreement for Home Inspection Services the Inspector (as agent of The Inspection Company of Georgia, Inc.) and Client agree as follows:

1. It is our understanding and agreement that this inspection is (a) limited in scope, (b) not a building code compliance inspection. The Inspector agrees to perform a visual inspection of the subject property and to provide the Client with a written report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of the inspection. The written report will include the following systems only: STRUCTURAL COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, ATTIC, DRAINAGE, BASEMENT OR CRAWL SPACE, INSULATION AND VENTILATION, PLUMBING, ELECTRICAL, HEATING AND CENTRAL AIR CONDITIONING. Not every possible defect may be listed in the report, but most defects that are readily visible will be described. 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, generators, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, automobile charging systems, 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, central vacuum systems, 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. In general, trivial repairs (those considered under \$300 for cost to correct) are not listed in the report unless there is a concern for safety. 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. We accept personal checks, money orders, cash, Mastercard, Visa, and Discover cards. 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. 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.
13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

End of Report