

Property Inspection Report
5068 Bright Hampton Dr SE
Smyrna, GA 30080



GENERAL INFORMATION

| | |
|---|---------------------------|
| Property Address | Inspection Date |
| 5068 Bright Hampton Dr SE Smyrna, GA 30080 | 2020-08-20 |
| Client(s) | Inspection Time |
| Ed Luggen | 14:00 |
| Coordinating Agent | Utilities On |
| Judy Funk, Lauren Lange | Electricity, Gas, Water |
| Person(s) Attending | Weather Conditions |
| Client, Buyer's Agent | 85F. Partly cloudy |
| Inspector | Soil Conditions |
| Duane Longenecker | Damp |
| Property Age (years) | |

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LEGAL NOTICE

Please carefully read these terms:

The following report is intended for the confidential use of the above named customer(s), represents the opinion of the inspector only and is issued pursuant to the "Inspection Authorization" terms and conditions. All orientations noted in the report are from the perspective of facing the building from the street, unless otherwise noted. Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Property in Summary

This property is generally in good condition with normal maintenance issues for a house this age. Mechanical systems have been updated. The roof appears original and needs further evaluation. Several safety concerns were noted related to the garage door and the furnace flue terminal.

For your convenience, the following conventions have been used in this report:

Monitor: a system or component needs further investigation and/or monitoring in order to determine if repairs are necessary.

Courtesy Information: information provided for your records or other benefit.

Handy Repair: basic or minor repairs or improvements that can usually be made by a homeowner or untrained individual. In the case of more complex systems, an experienced handyman contractor.

Maintenance Item: routine care or actions to be performed by homeowner or contractors as needed.

Major Concern: A system or component with significant deficiency, potentially with safety repercussions, or a complex and expensive resolution.

Safety Concern: a condition that relates to the overall safety of occupants. May require immediate attention.

Upgrade Recommended: improvements or repairs are strongly recommended but not required.

Professional Repair: Scope of repair requires a qualified contractor or tradesperson.

Please Note: These designations are strictly guidelines based on observations made at the time of the inspection. Conditions may change, or be revealed to be more serious than assessed after further evaluation.

Key Findings

Key Findings are items that may need immediate attention, have a potential safety, large scale, or large financial implication. They have been highlighted below for quick review. More details for each condition are outlined in the following section referred to as "Noted Conditions."

| Bathroom | | | | |
|------------|-----------------|--|-----------------------|--------------|
| # | Item Inspected | Condition | Location | Significance |
| 3 | Commode | Toilet loose at floor bolts | Master bathroom | Handy Repair |
| Electrical | | | | |
| # | Item Inspected | Condition | Location | Significance |
| 8 | Accessories | Smoke Detectors Limited or of Advanced Age | | Safety |
| Exterior | | | | |
| # | Item Inspected | Condition | Location | Significance |
| 13 | Doors | Double Key Deadbolts | Front door | Safety |
| 17 | Wall Cladding | Fixtures Not Sealed | All exterior fixtures | Safety |
| Grounds | | | | |
| # | Item Inspected | Condition | Location | Significance |
| 29 | Other | Fence Fasteners Missing | Left rear | Safety |
| 31 | Retaining Walls | Displacement Noted | Left rear | Monitor |
| HVAC | | | | |
| # | Item Inspected | Condition | Location | Significance |
| 34 | Exhaust | Damaged flue | Upper left rear | Safety |
| Roof | | | | |
| # | Item Inspected | Condition | Location | Significance |
| 46 | Chimneys | Damage at gas vent | Upper left rear | Safety |
| 48 | Gutters | Rust Noted | Right front downspout | Monitor |

Noted Conditions

| Attic | |
|-------------------------|---|
| Attic Access | Pull-down Stairs |
| Roof Structure | Engineered Trusses |
| Attic Insulation Rating | R 30 |
| Attic Insulation Type | Fiberglass (loosefill) |
| Type of Ventilation | Passive Vent, Powered Vent, Soffit Vent |

| Condition 1 | | |
|------------------|--|--|
| Location | Pulldown stair |  |
| Condition | Fasteners missing | |
| Explanation | Large nails or screws are missing at the holes in the metal brackets (should be fastened in all holes provided according to manufacturer specs). | |
| Suggested Action | Add 16d nails or comparable screws to all metal brackets at each side of the frame. | |
| Significance | Safety | |

| Condition 2 | | |
|------------------|---|---|
| Location | Attic rear |  |
| Condition | Redundant vent systems | |
| Explanation | Both Passive box vents and a powered roof vent were noted. A powered vent can hinder the effectiveness of the passive vent system by short-circuiting proper air flow, and it is an inefficient use of electricity. | |
| Suggested Action | When reroofing, consider having the the powered roof vent removed and A continuous ridge vent Installed | |
| Significance | Monitor | |

Bathroom

| | |
|-------------------------|---------------------------|
| Number of Bathrooms | 1/2 bathroom, 2 bathrooms |
| Shower and Tub Surround | Tile |

Condition 3

| | | |
|------------------|--|--|
| Location | Master bathroom |  |
| Condition | Toilet loose at floor bolts | |
| Explanation | The commode is loose at the bolts, which secure it to the floor flange. Loose toilets can lead to further movement and damage of other components, resulting in leakage and hidden rot damage that may or may not be visible. | |
| Suggested Action | A handy-person can tighten the floor bolts with a small wrench to secure the commode, but it is important that the bolts are not over-tightened so as to not crack or damage the toilet ceramic or the flooring. If there is any doubt as to potential leakage or damage below the loose toilet and flooring, it is best practices to have a plumber remove the toilet completely, inspect and replace seals, and reinstall. | |
| Significance | Handy Repair | |

Condition 4

| | | |
|------------------|--|---|
| Location | Master bath |  |
| Condition | Stopper mechanism disconnected | |
| Explanation | The stopper mechanism does not work because of a mechanical disconnection. | |
| Suggested Action | Have a handyman provide repair | |
| Significance | Handy Repair | |

Condition 5

| | | |
|------------------|--|--|
| Location | Master shower |  |
| Condition | Mildew at tile caulk | |
| Explanation | Mildew growth is coming at bathroom tile | |
| Suggested Action | Attempt to clean with the fungicide, or cut out the affected sections and re-caulk | |
| Significance | Maintenance Item | |

Condition 6

| | | |
|------------------|---|--|
| Location | Upper hall bath |  |
| Condition | Stopper missing | |
| Explanation | The stopper designed to function with the tub hardware is missing.. | |
| Suggested Action | Replace the stopper | |
| Significance | Handy Repair | |

Electrical

| | |
|---|--------------------------------------|
| Service Type | Below Ground |
| Service Size | 150 amp |
| Electrical Service Conductors | Aluminum - 2/0 AWG - (150 AMP) |
| Distribution Wiring | "Romex" |
| Location of Service Panel(s) | Garage |
| Location of Disconnect | Exterior Right |
| Location of service entry | Exterior Right |
| Switches and receptacles | Grounded |
| Service Grounding | Unable to confirm |
| Arc Fault Circuit Interrupters (AFCI) | None Found |
| Ground Fault Circuit Interrupters (GFCIs) | Bathrooms, Exterior, Garage, Kitchen |
| Smoke and CO2 Detectors | Advanced age |



| Condition 7 | |
|------------------|---|
| Location | Master bedroom, living room |
| Condition | Fans did not operate |
| Explanation | Ceiling fans did not operate using the wall switch |
| Suggested Action | Ask the seller for information about a remote control or other operating instructions |
| Significance | Monitor |



Condition 8

| | | |
|-------------------------|--|--|
| Location | |  |
| Condition | Smoke Detectors Limited or of Advanced Age | |
| Explanation | Newer standards require inter-connected smoke detectors in each sleeping room, along with mechanical rooms and hallways. Installation of both ionization and photo-electric type detectors is recommended to ensure early warning in various types of fires. | |
| Suggested Action | Ensure that a viable smoke detector is installed at each area as needed. Smoke detectors should be replaced if manufactured 10 or more years ago. The proper placement and operation of smoke detectors should be verified by all home owners prior to occupying a building. | |
| Significance | Safety | |

Condition 9

| | | |
|-------------------------|---|--|
| Location | | |
| Condition | Smoke and/or Carbon Monoxide Detectors Missing | |
| Explanation | Smoke detectors provide an important fire safety function in buildings. For battery-operated alarms, a good rule of thumb is to replace batteries twice a year when daylight savings time starts or ends. Battery-operated alarms should be completely replaced every 10 years. Carbon monoxide detectors provide an important health and life safety function in buildings. Their use is recommended in any home with fuel-burning mechanical devices. | |
| Suggested Action | Ensure smoke and carbon monoxide detectors are installed and operational before occupying home. | |
| Significance | Safety | |

Condition 10

| | | |
|-------------------------|---|--|
| Location | Exterior front above front door |  |
| Condition | Light did not operate | |
| Explanation | The following fixture(s) did not operate. | |
| Suggested Action | Replace the light bulb and test the fixture, or consult the owner for operating instructions. | |
| Significance | Handy Repair | |

Condition 11

| | | |
|-------------------------|---|--|
| Location | Garage Vent fan |  |
| Condition | Spliced wires missing junction box | |
| Explanation | All wiring connections should be adequately enclosed in a covered junction box. | |
| Suggested Action | Consult a licensed electrician for proper repair of all spliced wiring. | |
| Significance | Safety | |

| Condition 12 | |
|------------------|---|
| Location | Exterior right, under disconnect |
| Condition | System grounding not confirmed |
| Explanation | The ground wire does not appear to be properly connected to a grounding electrode |
| Suggested Action | Have an electrician confirm or provide proper grounding |
| Significance | Safety |



| Exterior | |
|--------------------------------------|--|
| Exterior Cladding | Cementitious ("Hardiplank"), EIFS/artificial stucco in front |
| Window / Door Frames and Trim | Wood |
| Porches / Decks / Steps and Railings | Concrete |
| Eaves / Soffits / Fascia | Wood |
| Exterior Doors | Metal, Sliding Glass |

| Condition 13 | |
|------------------|---|
| Location | Front door |
| Condition | Double Key Deadbolts |
| Explanation | Exterior Doors with double key deadbolts do not provide suitable means of egress in an emergency. |
| Suggested Action | Replace with thumb latch deadbolts. |
| Significance | Safety |

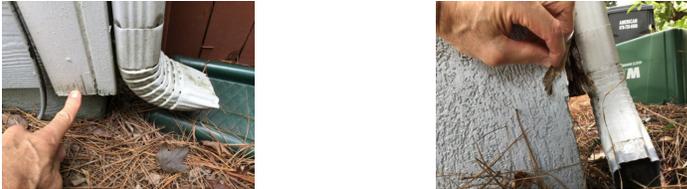


| Condition 14 | |
|------------------|---|
| Location | Front door |
| Condition | Damage Noted at Wood Door Frame |
| Explanation | The wooden door frame exhibits damage. |
| Suggested Action | Have a carpenter provide repair or replacement. |
| Significance | Handy Repair |



| Condition 15 | |
|------------------|--|
| Location | At chimney, right rear |
| Condition | Damage Noted |
| Explanation | Damage was noted At the fascia next to the chimney. The siding just above the roof appears damaged as well and water may be leaking because the lower damage |
| Suggested Action | Have a carpenter evaluate and repair or replace all exterior damage, along with suitable caulking and painting. Ensure proper flashing at the roof |
| Significance | Needs Pro Repair |



| Condition 16 | | |
|------------------|---|--|
| Location | Right rear, right front |  |
| Condition | Damaged corner boards | |
| Explanation | Damage was noted at corner boards near the ground | |
| Suggested Action | Have a contract to replace all damaged components | |
| Significance | Handy Repair | |
| Condition 17 | | |
| Location | All exterior fixtures |  |
| Condition | Fixtures Not Sealed | |
| Explanation | Exterior light fixtures have not been properly sealed and may allow water into the electrical components. | |
| Suggested Action | Properly secure all loose fixtures and seal with silicone caulk along the perimeter. | |
| Significance | Safety | |
| Condition 18 | | |
| Location | Left side, various |  |
| Condition | fasteners loose | |
| Explanation | Loose fasteners were noted at the siding | |
| Suggested Action | When repainting, have the fasteners secured | |
| Significance | Handy Repair | |
| Condition 19 | | |
| Location | Rear |  |
| Condition | Earth to Siding Clearance Limited | |
| Explanation | A minimum of 6 inches should be provided between exterior siding/veneer material and the ground. | |
| Suggested Action | Adjust the grade and the mulch to ensure minimum clearance. Also ensure proper slope away from the foundation (6 inches per 10 feet). | |
| Significance | Handy Repair | |
| Condition 20 | | |
| Location | Right rear |  |
| Condition | Grill/Vent termination damage | |
| Explanation | The dryer vent terminal is broken, and improperly sealed | |
| Suggested Action | Replace all damaged grills and ensure proper operation and caulking. | |
| Significance | Handy Repair | |

| Condition 21 | |
|------------------|--|
| Location | Exterior right add garage vent fan |
| Condition | grill type improper |
| Explanation | The grill is not Effective in preventing water entry |
| Suggested Action | Replace with a terminal that has a hood |
| Significance | Handy Repair |



| Condition 22 | |
|------------------|---|
| Location | Front |
| Condition | Stucco in contact with the ground |
| Explanation | Most pest control warranty companies require that all stucco not be in contact with the ground, although some exceptions are allowed. |
| Suggested Action | Consult the current or future pest control warranty provider for requirements for earth to stucco clearance. |
| Significance | Handy Repair |

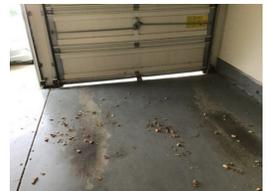


| Condition 23 | |
|------------------|--|
| Location | Lower center rear |
| Condition | Damage Noted |
| Explanation | Damage was noted on at least one window frame. |
| Suggested Action | Have a carpenter repair or replace all exterior damage and have a qualified contractor or painter caulk and paint as needed. |
| Significance | Needs Pro Repair |



Garage

| Condition 24 | |
|------------------|---|
| Location | Both garage doors |
| Condition | Impact reverse defective or missing. |
| Explanation | This important safety function is intended to quickly reverse the closing of the garage door when it meets resistance so that it does not continue to drive downwards and cause harm to people, pets, or property. Often times the function can be adjusted. If it is missing, a door with proper safeties should be installed. |
| Suggested Action | Have an overhead garage door contractor repair/adjust to ensure proper operation. |
| Significance | Safety |



| Condition 25 | |
|------------------|--|
| Location | Right garage door opener |
| Condition | Excessive noise |
| Explanation | The automatic opener is excessively noisy, indicating advanced age |
| Suggested Action | Have a garage door contractor provide evaluation and recommendations |
| Significance | Monitor |



| Condition 26 | |
|------------------|---|
| Location | Left garage door |
| Condition | Gap Noted at Bottom of Door |
| Explanation | A gap was noted at the bottom of the door. |
| Suggested Action | Have a garage door contractor make adjustments for proper closing |
| Significance | Needs Pro Repair |



Grounds

| Condition 27 | |
|------------------|---|
| Location | Driveway at street |
| Condition | Routine cracks noted |
| Explanation | Cracking was noted at various driveway areas. The condition is common with residential driveways. |
| Suggested Action | Cut out and replace affected sections as desired |
| Significance | Monitor |



| Condition 28 | |
|------------------|---|
| Location | Rear of the left retaining wall |
| Condition | Erosion noted |
| Explanation | Erosion was noted at the steep bank |
| Suggested Action | Maintain pine straw, mulch or consider installing vegetation along the eroded area. |
| Significance | Maintenance Item |



| Condition 29 | |
|------------------|---|
| Location | Left rear |
| Condition | Fence Fasteners Missing |
| Explanation | Missing fasteners were noted at the brackets securing the fence to the retaining wall |
| Suggested Action | Have a contractor secure fasteners in each hole of the metal bracket |
| Significance | Safety |



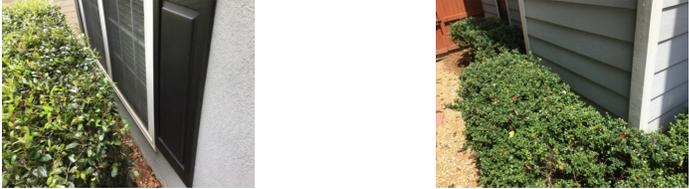
Condition 30

| | | |
|------------------|---|--|
| Location | Rear at tree |  |
| Condition | Fence Damaged | |
| Explanation | The fence is displaced due to growth of the tree. | |
| Suggested Action | Have a contractor trim or adjust fence components as needed | |
| Significance | Monitor | |

Condition 31

| | | |
|------------------|--|--|
| Location | Left rear |  |
| Condition | Displacement Noted | |
| Explanation | Cracking and minor displacement was noted at the retaining wall. | |
| Suggested Action | Have a contractor grout all cracks to provide a baseline for monitoring subsequent movement. | |
| Significance | Monitor | |

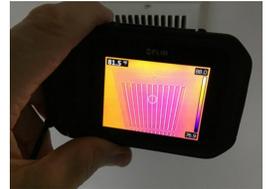
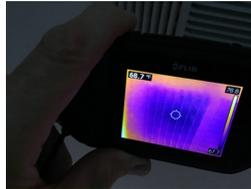
Condition 32

| | | |
|------------------|---|---|
| Location | Front and rear |  |
| Condition | Overgrown Vegetation | |
| Explanation | Vegetation close to walls, windows and trim traps moisture, especially in the summer humidity, and accelerates deterioration. This has likely contributed to the rear window frame damage | |
| Suggested Action | Pruning advised to create 12-18 inches clearance between the vegetation and the cladding. | |
| Significance | Maintenance Item | |

| Condition 34 | |
|------------------|---|
| Location | Upper left rear |
| Condition | Damaged flue |
| Explanation | The furnace flue is crooked, and the termination appears damaged. |
| Suggested Action | Have a mechanical contractor provide repair for safety |
| Significance | Safety |



| Condition 35 | |
|------------------|--|
| Location | |
| Condition | Cooling Performing Adequately |
| Explanation | Cooling was within normal parameters per temperature readings at returns and registers as noted. |
| Suggested Action | Use as needed. |
| Significance | |



| Interior | |
|----------------------------|-----------------------------|
| Wall and Ceiling Materials | Sheetrock |
| Floor Surfaces | Carpet, Engineered hardwood |
| Interior Doors | Hollow Core |
| Windows and Glazing | Double Pane |
| Fireplace(s) | Gas logs |

| Condition 36 | |
|------------------|---|
| Location | Upper left front bedroom |
| Condition | Door latch misaligned |
| Explanation | The door lockset will not latch or lock properly. This condition is common and is typically the result of either misalignment of the strike plate at the jamb (relative to the latch at the door edge) or loose hinges. |
| Suggested Action | Adjust the components to latch properly. |
| Significance | Handy Repair |



| Condition 37 | |
|------------------|--|
| Location | |
| Condition | Safety Clamp Missing |
| Explanation | Operating gas logs may produce dangerous carbon monoxide. Fireplaces with gas logs require a clamp that will hold the damper partially open at all times. The subject fireplace is missing such a clamp. |
| Suggested Action | Properly install a clamp on the damper to prevent it from closing completely, |
| Significance | Safety |



Kitchen

Condition 38

| | | |
|------------------|---|--|
| Location | Countertop behind kitchen sink |  |
| Condition | Mildew at caulk | |
| Explanation | Mildew and discolored caulk was noted | |
| Suggested Action | Have the affected areas of caulk cleaned and replaced | |
| Significance | Handy Repair | |

Condition 39

| | | |
|------------------|--|--|
| Location | Under sink |  |
| Condition | Air loop missing | |
| Explanation | The dishwasher drain hose is improperly installed. It should loop up to the bottom of the countertop. This condition can result in waste water siphoning back into the dishwasher. | |
| Suggested Action | Consult a licensed plumber or handyman for properly installing the dishwasher drain. | |
| Significance | Safety | |

Condition 40

| | | |
|------------------|---|--|
| Location | Stove |  |
| Condition | Anti-tip device missing | |
| Explanation | Ranges with the oven left open can be stepped on by a toddler and tipped over. This range either does not have an anti tip device installed, or the device is improperly installed. | |
| Suggested Action | Consult a handyman or appliance specialist for installation of a proper anti tip device. | |
| Significance | Safety | |

Condition 41

| | | |
|------------------|--|--|
| Location | Refrigerator |  |
| Condition | Water Dispenser Did Not Operate When Tested | |
| Explanation | | |
| Suggested Action | Consult seller for operating instructions or an appliance repair technician for further evaluation and repair. | |
| Significance | Needs Pro Repair | |

Condition 42

| | | |
|------------------|---|--|
| Location | Under kitchen sink |  |
| Condition | Drain Leaks | |
| Explanation | Leakage was noted at the drain piping. | |
| Suggested Action | Have a licensed plumber provide evaluation and repair | |
| Significance | Needs Pro Repair | |

| Condition 43 | |
|------------------|--|
| Location | Under sink |
| Condition | Cabinet Damage |
| Explanation | Damage was noted to the cabinet from previous leakage. |
| Suggested Action | Have a handyman Provide repair as desired |
| Significance | Handy Repair |



Plumbing

| | |
|---------------------------|---------------|
| Supply Line Material | Copper |
| Waste Line Material | PVC |
| Location of Water Shutoff | Garage |
| Gas Shutoff Location | Exterior Left |



Water Heater Info

| | |
|---------------------------|------------------|
| Water Heater Location | Garage |
| Water Heater Type | Gas Water Heater |
| Water Heater Manufacturer | GE |
| Water Heater MFG Date | 2012 |
| Water Heater Serial # | |
| Water Heater MFG # | |
| Water Heater Age | 8 |



Condition 44

| | |
|------------------|---|
| Location | Exterior right rear |
| Condition | Clogged Vent |
| Explanation | The terminal is clogged with lint. Lint build up at the dryer vent hinders efficiency and can become an increased fire safety risk. |
| Suggested Action | Clean and ensure proper operation. |
| Significance | Maintenance Item |



| Condition 45 | |
|------------------|---|
| Location | Rear |
| Condition | Hose bibb leaking at valve stem |
| Explanation | The leak is around the valve stem and does not drip when the valve is completely open or completely closed. This can be fixed by repacking the valve. |
| Suggested Action | Repair as needed |
| Significance | Handy Repair |



| Roof | |
|---------------------------|-----------------------------------|
| Roof Type | Cross gable |
| General Roof Condition | Advanced Age, Service Recommended |
| Roof Material | Asphalt Shingle, Three Tab |
| Approximate Roof Age | 5 - 10 years old |
| Method of Roof Inspection | Attic, Binoculars, Ground |
| Skylights | N/A |
| Roof Flashing | Metal, Vinyl (at vent boots) |
| Chimneys | Metal, Rain cap |
| Gutters and downspouts | Downspouts Discharge above Grade |

| Condition 46 | |
|------------------|---|
| Location | Upper left rear |
| Condition | Damage at gas vent |
| Explanation | Damaged vent components can lead to improper venting of flue gases. |
| Suggested Action | Have an HVAC contractor replace the vent. |
| Significance | Safety |



| Condition 47 | |
|------------------|---|
| Location | Right front, various |
| Condition | Downspouts Discharge at Foundation |
| Explanation | Roof drainage should be discharged well away from the foundation to reduce under structure water entry or undermining of foundation components. |
| Suggested Action | Extend all downspouts well away from the foundation with appropriate piping, or, at minimum, Insure a function of splash blocks. Make sure the grade slopes downward from the point of discharge. |
| Significance | Handy Repair |



| Condition 48 | |
|------------------|--|
| Location | Right front downspout |
| Condition | Rust Noted |
| Explanation | Rust leads to failure/leakage of the gutters. |
| Suggested Action | Have a gutter Contractor provide evaluation. If significant rust is present in the gutters, consider having them replaced in connection with re- roofing |
| Significance | Monitor |



| Condition 49 | |
|------------------|--|
| Location | Right front under valley |
| Condition | Signs of leakage- Advanced age |
| Explanation | Stains noted on the soffit suggest possible leakage of the roofing components in the valley above this area. Some shingles also appear to be lifted in the area of the furnace flue at the left rear. At the right front a section of shingles appears to have been replaced |
| Suggested Action | Considering the advanced age of the roof, have a roofing contractor provide comprehensive evaluation and recommendations. Budget for replacement |
| Significance | Needs Pro Repair |



| Structure | |
|--------------------------|---------------------|
| Crawlspace Access | Not Applicable |
| Foundation | Poured Concrete |
| Wall Structure | Wood Frame |
| Columns/Piers | Not Applicable |
| Water Management | Not Applicable |
| Exterior Wall Insulation | Unable to determine |
| Crawlspace Insulation | Not Applicable |
| Crawlspace Ventilation | Not Applicable |

| Condition 50 | |
|------------------|--|
| Location | Left front |
| Condition | Cracking (Superficial) |
| Explanation | Cracking was noted at the foundation components. Not all cracks in concrete or block foundation walls are indicative of structural problems. Cracks may be due to either normal expansion-contraction cycles, shrinkage of concrete or mortar, or settlement that has stopped. |
| Suggested Action | Grout and monitor the cracks for subsequent movement. |
| Significance | Monitor |



Additional Courtesy Information and Documentation

The following items in this section were inspected and were found to be without defect. The photos, documentation of conditions, and other recommendations have been provided as courtesy or additional information.

| Attic | | |
|-------------------------|---|--|
| Item Inspected | Ventilation |  |
| Description | Powered roof vent switch Noted | |
| Location | Upper hall | |
| Condition | Powered roof vent switch Noted | |
| Explanation | The powered roof vent is operated by a switch in conjunction with the attic light | |
| Suggested Action | Use as needed | |
| Significance | Courtesy Information | |
| Electrical | | |
| Item Inspected | Panel Wiring |  |
| Description | Information Regarding Panel Wiring(Thermal) | |
| Location | Electric panel in garage | |
| Condition | Information Regarding Panel Wiring(Thermal) | |
| Explanation | Many insurance companies are requesting a photo of the electrical panel interior components, so it is provided here as a courtesy. Photo of thermal scan shows normal conditions. | |
| Suggested Action | Use as needed. | |
| Significance | Courtesy Information | |
| HVAC | | |
| Item Inspected | Distribution |  |
| Description | Filter Installation Location Information | |
| Location | Attic at furnace | |
| Condition | Filter Installation Location Information | |
| Explanation | Filters should be maintained in clean and working condition. Regular maintenance is essential to ensure that filters function properly. | |
| Suggested Action | Use as needed and for routine maintenance. | |
| Significance | Maintenance Item | |
| Interior | | |
| Item Inspected | Windows |  |
| Description | Difficult Window Operation | |
| Location | Numerous | |
| Condition | Difficult Window Operation | |
| Explanation | Some of the windows do not close and/or latch easily. This seems to be a characteristic of these windows, not necessarily a defect | |

| | |
|-------------------------|---|
| Suggested Action | Consult a qualified window installer or contractor for Evaluation as desired |
| Significance | Monitor |
| Plumbing | |
| Item Inspected | Supply Piping |
| Description | Water Pressure Normal 63PSI |
| Location | |
| Condition | Water Pressure Normal 63PSI |
| Explanation | Water pressure measured between 40 and 80 psi, considered to be normal. |
| Suggested Action | No action needed. Consult plumber for adjustment if increasing or decreasing household water pressure is desired. |
| Significance | Courtesy Information |



Inspected with no discernible defect

All components designated for inspection by the ASHI Standards of Practice have been inspected except where indicated by the inspector. The following represents a number of the systems and components that, where present, were inspected and found to be without defect. As a reminder, this report is a product of a visual inspection. Inspectors do not remove items present, nor are they responsible for systems or conditions that are not in view or revealed through standard testing procedures. Please see the inspection Agreement for more information.

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| Attic |
| Item Inspected |
| Insulation, Roof Structure |
| Bathroom |
| Item Inspected |
| Floors and Walls, Ventilation |
| Electrical |
| Item Inspected |
| Masonry Porch, Overcurrent Protection, Panel Wiring, Service Entry and Main Cable, Wall Cladding |
| Exterior |
| Item Inspected |
| Masonry Porch, Paint, Wood Structures |
| Garage |
| Item Inspected |
| Fire and Fume Protection, Floor and Walls |
| Grounds |
| Item Inspected |
| Patio, Sidewalks |
| HVAC |
| Item Inspected |
| Condensing Unit, Distribution, Evaporator Coil and Refrigerant Line |
| Interior |
| Item Inspected |
| Ceilings, Floors, Stairs and Handrails, Walls, Windows |
| Kitchen |
| Item Inspected |
| Cooktop, Disposal, Microwave, Venthood, trashCompactor |
| Plumbing |
| Item Inspected |
| Gas Piping, Gas Shut Off, Waste Piping, Waste System, Water Heater, Water Supply, waterShutOff |
| Roof |
| Item Inspected |
| Flashing, skylights |
| Structure |
| Item Inspected |
| Floor and Wall, Foundation, Insulation, Ventilation, Water Management |