



# Inspection Report

**Mark Jagor**

**Property Address:**  
8970 Ridgemont Dr NE  
Atlanta GA 30350



**Residential Inspector of America**

**Michael Gonzalez**  
3276 Buford Drive  
Ste. 104-306  
Buford, GA 30519

Table of Contents

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

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

[Intro Page .....3](#)

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

[1 Exterior.....11](#)

[2 Garage.....20](#)

[3 Structural Components .....21](#)

[4 Roofing.....23](#)

[5 Insulation and Ventilation .....25](#)

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

[7 Electrical System .....31](#)

[8 Plumbing System.....37](#)

[9 Interiors .....41](#)

[10 Built-In Kitchen Appliances .....43](#)

<b>Date:</b> 7/30/2020	<b>Time:</b> 09:00:00 AM	<b>Report ID:</b> 073020MG1051
<b>Property:</b> 8970 Ridgemont Dr NE Atlanta GA 30350	<b>Customer:</b> Mark Jagor	<b>Real Estate Professional:</b> Katie Brinkman

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

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

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

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

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

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 40 Years

**Temperature:**

Over 75

**Weather:**

Cloudy

## Summary



### Residential Inspector of America

3276 Buford Drive  
Ste. 104-306  
Buford, GA 30519

**Customer**  
Mark Jagor

**Address**  
8970 Ridgemont Dr NE  
Atlanta GA 30350

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

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The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click [HERE](#) for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.



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## 1. Exterior

### 1.1 EXTERIOR SIDING


#### Repair or Replace

-  (1) The front dormers and some siding at the rear and Gable ends is a composite siding product. Most all composite wood based siding made from the early 1980's through the mid 1990's were under a lawsuit due to defects in the manufacturing process, this includes but is not limited to Louisiana Pacific and Masonite siding. The particle board wood core is prone to absorption of moisture causing swelling and damage at the core. Common areas for damage include the chimney chase, along the bottom edges of boards, and where boards touch the roof shingles. The siding is in overall good condition. Manufacturer's recommended a paint interval of every five years.
-  (2) Recommend to seal around all exterior light fixtures where they meet the siding of the home to prevent potential water entry.

-  (3) There is a crack in the brick veneer behind the garage. This is not a structural concern. The crack has been sealed and should be monitored. See photo(s) for location.
-  (4) Secure and seal the exterior hose faucets to the brick veneer.


## 1.2 DOORS (Exterior)

### Repair or Replace

-  Recommend to seal the gap between the siding and the threshold of the exterior doors. Seal all miters where the brick mold meets the threshold to ensure that the area is water tight.








## 1.3 WINDOWS

### Repair or Replace

-  Recommend to seal the gaps between the brick siding and the front entry door. Make areas water tight. See photo(s).




## 1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

### Repair or Replace

-  (1) An area of moisture damage was observed to the guardrail below the left sides deck stairs. Repair as needed.
-  (2) Moisture damage and decay was observed at the base of several deck posts and the post supporting the rear right corner of the home. These posts should be replaced by a licensed contractor.
-  (3) Both steps leading to the deck have excessive side to side movement and require additional support. Recommend deck contractor to evaluate and repair as needed.
-  (4) The metal flashing between the rear deck and the home is not counter flashed or sealed. This flashing is intended to prevent water from entering behind the wall cavity. Recommend to have deck contractor inspect and make necessary repairs. See photo(s).
-  (5) Guard rails on rear deck are loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails.
-  (6) The deck framing for the lower deck has been attached to its supports, fasteners can fail in sheer or withdrawal. Framing should always be resting on supports. Repair is needed by a deck construction professional.
-  (7) The under deck system prevents observation of the deck framing. This is for your information.



## 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

### Repair or Replace

-  (1) The soil at the rear of home is eroding. Silt travel is occurring and some form of ground cover or landscaping is needed. Recommend a qualified contractor to inspect and perform the necessary repair.
-  (2) The tree limbs that are in contact with roof or hanging near roof at the right side of home and should be trimmed away. This will help prevent against rodent entry into the attic. See elevation photos for location.
-  (3) A guardrail should be considered to prevent children from accidental fall predominantly at front of home. Any wall 30 inches or higher should have a guardrail.

## 1.7 EXTERIOR WOOD TRIM

### Repair or Replace

-  (1) Some siding and trim damage was observed at the bottom corners of the dormers over the front and rear of the garage. These areas should be repaired by a siding professional.
-  (2) Rot damage found on exterior wood trim in several areas predominantly Windows across the rear of the home. This damage has transferred to the interior of a window in the rear right bedroom. See photos for examples of these locations. Have all water damaged trim replaced or repaired. It should be understood that that more minor water damage may be present on other trim around the house. This is very common and more should be expected in the future. If water damage occurred in the past, it will occur again in the future.



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## 2. Garage

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### 2.1 GARAGE WALLS

#### Repair or Replace

-  (1) The garage inspection was limited due to stored items being in the garage at the time of the inspection. See photo(s) for examples.
-  (2) Some mildew was observed in the storage area accessible from the garage. Have these areas cleaned as needed.

## 2.2 GARAGE FLOOR

### Repair or Replace

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


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## 3. Structural Components

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### 3.3 FLOORS (Structural)

#### Repair or Replace

-  There is an excessive dip to the floor in the front shared bathroom. Due to the lack of cracking on the walls and floors this could have occurred at the time of construction. It is recommended to have this evaluated by licensed contractor.


### 3.5 ROOF STRUCTURE AND ATTIC

#### Repair or Replace

-  The attic inspection was limited due to stored items at the time of the inspection. See photo(s) for examples.

### 3.6 WATER ENTRY IN BASEMENT/CRAWL

#### Repair or Replace

-  Evidence of water entry into the basement areas noted in the photo(s). Areas were dry at time of inspection but this could change due to several outside factors such as gutter drainage, grade, down spouts and weather conditions. It is possible that water may still be leaking into basement during certain conditions that were not present at time of inspection. Wet basement contractor should evaluate and ensure that the entire basement is water tight, because it is not unusual for water to enter different parts of the basement during certain weather conditions.


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## 4. Roofing

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### 4.0 ROOF COVERINGS

#### Repair or Replace

-  Damaged shingles were observed across the right edge of the roof. Recommend having the roof evaluated and shingles repaired by licensed roofing professional.


### 4.1 FLASHINGS

#### Repair or Replace

-  The small metal roofs over the front bay windows are not counter flashed. As caulk separation occurs leaks will develop. These areas should be properly flashed by a roofing professional.

### 4.3 GUTTERS & DOWNSPOUTS

#### Repair or Replace

-  There are multiple gutters discharging at a single location at the corner where the house meets the garage. There will be a high volume of water discharge at this location. Recommend having these gutters reconfigured. Consult a gutter professional.


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## 5. Insulation and Ventilation

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### 5.0 INSULATION IN ATTIC

#### Repair or Replace

-  The attic framing was covered with spray foam insulation. Framing could not be inspected for potential issues. This is for your information.

## 5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

### Repair or Replace

-  Spray foam insulation has been used in the attic, this makes the attic a part of the conditioned envelope and must be conditioned. Typically a dehumidifier or a vent from the existing system is used.

## 5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

### Repair or Replace

-  Vent hood is missing on the exterior of the dryer vent. Repair as needed.





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## 6. Heating / Central Air Conditioning

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### 6.0 HEATING EQUIPMENT

#### Repair or Replace

-  (1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the HVAC system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.
-  (2) The typical life span of heating equipment is 15-20 years. Systems that fall within this age range may require repairs or replacement in the near future. An HVAC contractor should examine.
-  (3) Recommend to have drain pans or a water detection device installed under the units in the basement to prevent potential water damage. This was not required when the home was built since the basement was not finished then. See photo(s).
-  (4) The high efficiency furnace(s) in the attic and basement. These type of systems generate condensation during the winter months. The condensate lines are piped to the exterior and are exposed to the elements. It is possible that these lines can potentially freeze where they discharge at the exterior. This would generate a backup in the condensate line and potentially damage the unit. Recommend to have HVAC contractor inspect and repair as needed.

### 6.6 COOLING AND AIR HANDLER EQUIPMENT

#### Repair or Replace

-  (1) The typical life expectancy of a/c units is 8-15 years. Systems that fall within this age range may require repairs or replacement in the near future. An HVAC contractor should examine.
-  (2) All the debris around the condensers should be removed to prevent damage to the units.
-  (3) Recommend to have the condensate drain lines and/or pump line(s) for the compressors extended out and away from the home. Water should drain at least 5 feet away from the home. This was not required in older homes.
-  (4) The fourth air conditioner that appears to be for the wine cooler is in unsafe condition due to the amount of debris in the unit and the cover is not secure. Repair is needed by an HVAC professional.



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## 7. Electrical System



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### 7.2 PANEL BOX & SUB-PANEL

#### Repair or Replace


-  (1) There are tandem breakers in the main electrical panel that are in positions not labeled as allowed by the manufacturer. Consult a licensed electrical professional.
-  (2) The neutrals and grounds are on the same bus bar in the sub panel. They should be separated for safety. Recommend to have an electrician inspect for further evaluation and make necessary repairs. See photo(s).



-  (3) There are multiple neutral wires on the same lug for the bus bar in the main panel. This does not meet current standards but was permitted at the time the home was built. Current standards suggest that neutral wires be placed on individual lugs on the bus bar. Recommend to have electrician inspect and repair as needed. See photo.
-  (4) There is a surge protector wired inside the subpanel. These types of devices should not be wired inside the panel. The surge protector should be located on the exterior. Repair as needed by licensed electrical professional.








#### 7.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

##### Repair or Replace

-  There is an open junction box on the ceiling in the unfinished area of the basement. A cover should be installed for safety.


#### 7.5 OUTLETS & LIGHT FIXTURES

##### Repair or Replace

-  (1) The two receptacles at the rear left corner where the pool table was located test as having an open ground. have these receptacles properly grounded by licensed electrical professional.
-  (2) The light for the exhaust fan in the front shared bathroom did not function. Recommend having bulbs replaced were needed to verify all light fixtures are operational.
-  (3) The light kit for the ceiling fan in the front left bedroom is loose. Repair for safety.
-  (4) There is an open splice that should be contained within a closed junction box and lose receptacles under the basement stairs. Repair as needed.
-  (5) The deck receptacle outside the master bedroom is loose. Repair as needed. Recommend caulking the receptacle to reduce moisture intrusion.
-  (6) The receptacle at the left side of the rear wall in the dining room test as having an open neutral. Have this receptacle properly wired by licensed electrical professional.
-  (7) Receptacle cover is damaged in the home theater. Replace damaged covers were needed.





#### 7.6 CONDUIT

##### Repair or Replace

-  Currently, the exterior light fixture wiring at the rear deck is exposed. Recommend to have these wires placed in a protective conduit.

#### 7.7 OPERATION OF GFCI & OR AFCI

##### Repair or Replace

-  (1) The GFCI receptacle in the bathroom over the garage did not trip when tested. This GFCI receptacle should be replaced to restore proper operation.
-  (2) GFCI protection is missing in the half bathroom and both upstairs shared bathrooms. All bathrooms should be GFCI protected. Repair as needed.
-  (3) The GFCI receptacle for the lower deck did not trip when tested and is missing a cover. Repair or replace to restore proper operation.
-  (4) Only the kitchen island is GFCI protected. All kitchen receptacles should be GFCI protected. Have a licensed electrical professional add GFCI's as needed.


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## 8. Plumbing System

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#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### Repair or Replace


-  It appears that the home is serviced by a septic system, this should be confirmed with the homeowner or local authorities. The septic system and all related equipment are not part of this inspection. It is recommended that the system be serviced and inspected by a septic company.

#### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

##### Repair or Replace





-  (1) The control knob leaks when turned on for the Front exterior hose faucet. Have this condition corrected.



-  (2) The exterior hose faucet on the left side of the home was dripping at the time of inspection. Repair is needed by plumbing professional.


## 8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

### Repair or Replace

-  (1) Recommend to repair the leaking shower head in the basement bath. Have plumber inspect and make necessary repairs.
-  (2) Recommend to install an access hatch for the pump that services the jetted tub in the master bathroom. Could not inspect pump for possible leaks.
-  (3) Make the drain stopper operational for the sink in the rear shared bathroom.
-  (4) Disposal on septic. Having a disposal suggests that a generous amount of food waste is poured down the sink, ground up and sent through the septic system. Not all septic systems can handle all items poured down the drain. Egg shells, potato peels and coffee grounds are a few examples that are difficult or impossible to break down by the bacteria of a septic system. There are septic safe disposals, however this does not appear to be currently installed. This is for your information.


## 8.3 WATER HEATER

### Repair or Replace

-  (1) Recommend to install a drain pan under the water heater to prevent water damage to the surrounding areas. This pan should be piped to a safe location or to the exterior.

## 8.6 SEWAGE EJECTOR PUMP

### Repair or Replace

-  The sewage ejector pump for the basement bathroom is not accessible and could not be inspected. This pump should be readily accessible for service or replacement.

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## 9. Interiors

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### 9.1 WALLS

#### Repair or Replace

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


### 9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace

-  The guardrail is not attached to the newel post at the landing for the stairs by the kitchen. Repair as needed.



### 9.5 INTERIOR DOORS

#### Repair or Replace

-  The door for the coat closet by the front entry door is binding. Adjust as needed.

### 9.6 WINDOWS

#### Repair or Replace

-  (1) Many of the windows were stuck in place and would not open. Have this condition corrected. There should be at least one operable window in each room for means of egress during an emergency.
-  (2) Approximately nine fogged windows were counted. Recommend to replace all "fogged" windows. The seal between these panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows since it is likely that if one window has had a seal failure, that more windows will also fail. See photos for examples. It is difficult to identify seal failure in windows when the weather is rainy, over cast, foggy or the glass is wet from recent rains or condensation. Buyer should resolve all concerns prior to closing.

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## 10. Built-In Kitchen Appliances

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### 10.0 DISHWASHER

#### Repair or Replace



The dishwasher is older and will likely need replacement in the near future. Dishwashers have structural, plumbing and electrical components and have a life span of about 10 years. Unit was tested during this inspection, but it is possible that more issues not evident during this inspection may arise in the future. Unit was tested for basic operation.

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Michael Gonzalez

1. Exterior

Styles & Materials

Siding Material:

- Cement-Fiber
- Brick veneer
- Hardboard Lap

Items

1.0 ELEVATION PHOTOS

Comments: Inspected

Elevation photos.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

### 1.1 EXTERIOR SIDING

**Comments:** Repair or Replace

🔧 (1) The front dormers and some siding at the rear and Gable ends is a composite siding product. Most all composite wood based siding made from the early 1980's through the mid 1990's were under a lawsuit due to defects in the manufacturing process, this includes but is not limited to Louisiana Pacific and Masonite siding. The particle board wood core is prone to absorption of moisture causing swelling and damage at the core. Common areas for damage include the chimney chase, along the bottom edges of boards, and where boards touch the roof shingles. The siding is in overall good condition. Manufacturer's recommended a paint interval of every five years.

🔧 (2) Recommend to seal around all exterior light fixtures where they meet the siding of the home to prevent potential water entry.



1.1 Item 1(Picture)



🔧 (3) There is a crack in the brick veneer behind the garage. This is not a structural concern. The crack has been sealed and should be monitored. See photo(s) for location.



1.1 Item 2(Picture)

🔧 (4) Secure and seal the exterior hose faucets to the brick veneer.



1.1 Item 3(Picture)

## 1.2 DOORS (Exterior)

**Comments:** Repair or Replace

🔧 Recommend to seal the gap between the siding and the threshold of the exterior doors. Seal all miters where the brick mold meets the threshold to ensure that the area is water tight.



1.2 Item 1(Picture)

**1.3 WINDOWS**

Comments: Repair or Replace

🔧 Recommend to seal the gaps between the brick siding and the front entry door. Make areas water tight. See photo(s).



1.3 Item 1(Picture)

**1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS**

Comments: Repair or Replace

🔧 (1) An area of moisture damage was observed to the guardrail below the left sides deck stairs. Repair as needed.



1.4 Item 1(Picture)

🔧 (2) Moisture damage and decay was observed at the base of several deck posts and the post supporting the rear right corner of the home. These posts should be replaced by a licensed contractor.



1.4 Item 2(Picture)



1.4 Item 3(Picture)

🔧 (3) Both steps leading to the deck have excessive side to side movement and require additional support. Recommend deck contractor to evaluate and repair as needed.

🔧 (4) The metal flashing between the rear deck and the home is not counter flashed or sealed. This flashing is intended to prevent water from entering behind the wall cavity. Recommend to have deck contractor inspect and make necessary repairs. See photo(s).



1.4 Item 4(Picture)



🔧 (5) Guard rails on rear deck are loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails.

🔧 (6) The deck framing for the lower deck has been attached to its supports, fasteners can fail in sheer or withdrawal. Framing should always be resting on supports. Repair is needed by a deck construction professional.



1.4 Item 5(Picture)

🔧 (7) The under deck system prevents observation of the deck framing. This is for your information.

## 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Repair or Replace

🔧 (1) The soil at the rear of home is eroding. Silt travel is occurring and some form of ground cover or landscaping is needed. Recommend a qualified contractor to inspect and perform the necessary repair.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

🔧 (2) The tree limbs that are in contact with roof or hanging near roof at the right side of home and should be trimmed away. This will help prevent against rodent entry into the attic. See elevation photos for location.



1.5 Item 5(Picture)

🔧 (3) A guardrail should be considered to prevent children from accidental fall predominantly at front of home. Any wall 30 inches or higher should have a guardrail.



1.5 Item 6(Picture)

## 1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected



**1.7 EXTERIOR WOOD TRIM**

Comments: Repair or Replace

🔧 (1) Some siding and trim damage was observed at the bottom corners of the dormers over the front and rear of the garage. These areas should be repaired by a siding professional.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

🔧 (2) Rot damage found on exterior wood trim in several areas predominantly Windows across the rear of the home. This damage has transferred to the interior of a window in the rear right bedroom. See photos for examples of these locations. Have all water damaged trim replaced or repaired. It should be understood that that more minor water damage may be present on other trim around the house. This is very common and more should be expected in the future. If water damage occurred in the past, it will occur again in the future.



1.7 Item 3(Picture)



1.7 Item 4(Picture)



1.7 Item 5(Picture)



1.7 Item 6(Picture)

## 2. Garage

### Items

#### 2.0 GARAGE CEILINGS

Comments: Inspected

#### 2.1 GARAGE WALLS

Comments: Repair or Replace

🔧 (1) The garage inspection was limited due to stored items being in the garage at the time of the inspection. See photo(s) for examples.

🔧 (2) Some mildew was observed in the storage area accessible from the garage. Have these areas cleaned as needed.



2.1 Item 1(Picture)

#### 2.2 GARAGE FLOOR

Comments: Repair or Replace

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

#### 2.3 GARAGE VEHICLE DOOR(s)

Comments: Inspected

#### 2.4 GARAGE DOOR VEHICLE OPENER(s)

Comments: Inspected

#### 2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

### 3. Structural Components

Styles & Materials

<b>Foundation:</b> Poured concrete Basement	<b>Columns or Piers:</b> Supporting walls	<b>Roof Structure:</b> 2 X 6 Rafters Not visible
<b>Method used to observe attic:</b> From entry		

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Repair or Replace

🔧 There is an excessive dip to the floor in the front shared bathroom. Due to the lack of cracking on the walls and floors this could have occurred at the time of construction. It is recommended to have this evaluated by licensed contractor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)


3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace




 The attic inspection was limited due to stored items at the time of the inspection. See photo(s) for examples.



3.5 Item 1(Picture)

**3.6 WATER ENTRY IN BASEMENT/CRAWL**

Comments: Repair or Replace

 Evidence of water entry into the basement areas noted in the photo(s). Areas were dry at time of inspection but this could change due to several outside factors such as gutter drainage, grade, down spouts and weather conditions. It is possible that water may still be leaking into basement during certain conditions that were not present at time of inspection. Wet basement contractor should evaluate and ensure that the entire basement is water tight, because it is not unusual for water to enter different parts of the basement during certain weather conditions.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



4. Roofing


Styles & Materials

Roof Material:	Viewed roof material from:
4-Tab architectural fiberglass shingles	Ground Window

Items

4.0 ROOF COVERINGS

Comments: Repair or Replace


 Damaged shingles were observed across the right edge of the roof. Recommend having the roof evaluated and shingles repaired by licensed roofing professional.



4.0 Item 1(Picture)

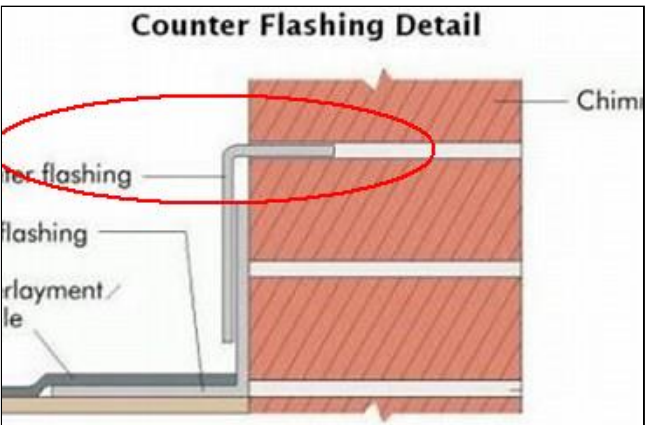
4.1 FLASHINGS

Comments: Repair or Replace

 The small metal roofs over the front bay windows are not counter flashed. As caulk separation occurs leaks will develop. These areas should be properly flashed by a roofing professional.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

**4.3 GUTTERS & DOWNSPOUTS**

Comments: Repair or Replace

🔧 There are multiple gutters discharging at a single location at the corner where the house meets the garage. There will be a high volume of water discharge at this location. Recommend having these gutters reconfigured. Consult a gutter professional.



4.3 Item 1(Picture)

## 5. Insulation and Ventilation

### Styles & Materials

#### Attic Insulation:

Spray Foam

### Items

#### 5.0 INSULATION IN ATTIC

Comments: Repair or Replace

🔧 The attic framing was covered with spray foam insulation. Framing could not be inspected for potential issues. This is for your information.



5.0 Item 1(Picture)

#### 5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair or Replace

🔧 Spray foam insulation has been used in the attic, this makes the attic a part of the conditioned envelope and must be conditioned. Typically a dehumidifier or a vent from the existing system is used.

#### 5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Repair or Replace

🔧 Vent hood is missing on the exterior of the dryer vent. Repair as needed.



5.2 Item 1(Picture)

## 6. Heating / Central Air Conditioning

Styles & Materials

<b>Heating Equipment Type:</b> Forced Air	<b>Heating Equipment Age:</b> 1998 2017	<b>Number of Heat Systems (excluding wood):</b> Three
<b>Heat Temp:</b> The upper level heat read 122 degrees. The main level heat read 117 degrees. The basement level heat read 110 degrees.	<b>Operable Fireplaces:</b> Two	<b>Cooling Equipment Type:</b> Central forced Air A/C
<b>Cooling Equipment Age:</b> 1992 2004 2011	<b>Number of AC Only Units:</b> Three	<b>A/C Temp:</b> The basement A/C read 56 degrees. The main level A/C read 56 degrees The upper level A/C read 58 degrees
<b>Basement HVAC:</b> Seperate system		

Items

6.0 HEATING EQUIPMENT  
Comments: Repair or Replace

🔧 (1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the HVAC system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

🔧 (2) The typical life span of heating equipment is 15-20 years. Systems that fall within this age range may require repairs or replacement in the near future. An HVAC contractor should examine.

🔧 (3) Recommend to have drain pans or a water detection device installed under the units in the basement to prevent potential water damage. This was not required when the home was built since the basement was not finished then. See photo(s).



6.0 Item 1(Picture)

🔧 (4) The high efficiency furnace(s) in the attic and basement. These type of systems generate condensation during the winter months. The condensate lines are piped to the exterior and are exposed to the elements. It is possible that these lines can potentially freeze where they discharge at the exterior. This would generate a backup in the condensate line and potentially damage the unit. Recommend to have HVAC contractor inspect and repair as needed.

## 6.1 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

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

Comments: Inspected

## 6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Inspected

## 6.5 GAS FIRELOGS AND FIREPLACES

Comments: Inspected



**6.6 COOLING AND AIR HANDLER EQUIPMENT**

Comments: Repair or Replace

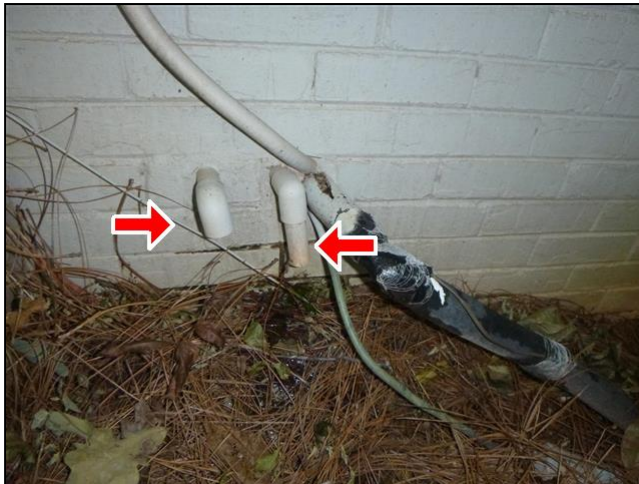
🔧 (1) The typical life expectancy of a/c units is 8-15 years. Systems that fall within this age range may require repairs or replacement in the near future. An HVAC contractor should examine.

🔧 (2) All the debris around the condensers should be removed to prevent damage to the units.



6.6 Item 1(Picture)

🔧 (3) Recommend to have the condensate drain lines and/or pump line(s) for the compressors extended out and away from the home. Water should drain at least 5 feet away from the home. This was not required in older homes.



6.6 Item 2(Picture)

🔧 (4) The fourth air conditioner that appears to be for the wine cooler is in unsafe condition due to the amount of debris in the unit and the cover is not secure. Repair is needed by an HVAC professional.



6.6 Item 3(Picture)

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



6.6 Item 4(Picture)



6.6 Item 5(Picture)



6.6 Item 6(Picture)



6.6 Item 7(Picture)





6.6 Item 8(Picture)

## 6.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

7. Electrical System

Styles & Materials

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

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

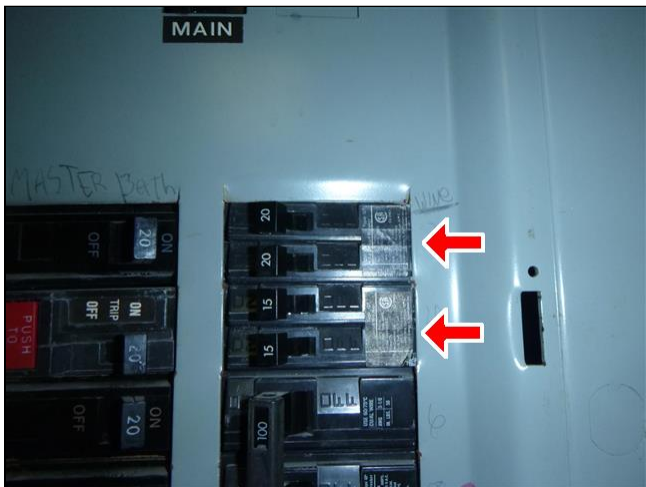
7.1 SERVICE GROUNDING

Comments: Inspected

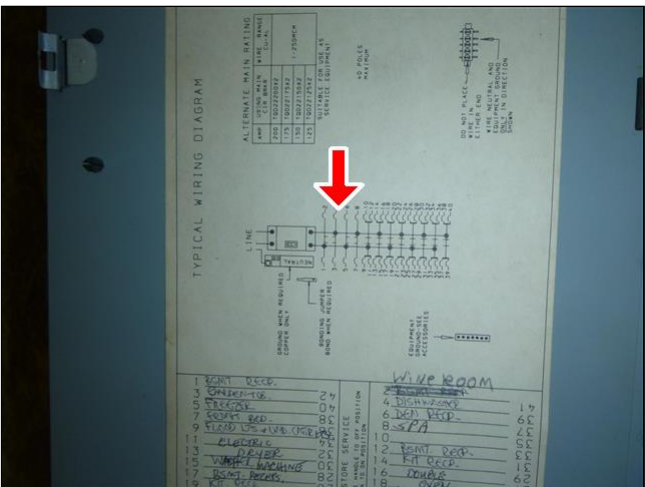
7.2 PANEL BOX & SUB-PANEL

Comments: Repair or Replace

(1) There are tandem breakers in the main electrical panel that are in positions not labeled as allowed by the manufacturer. Consult a licensed electrical professional.

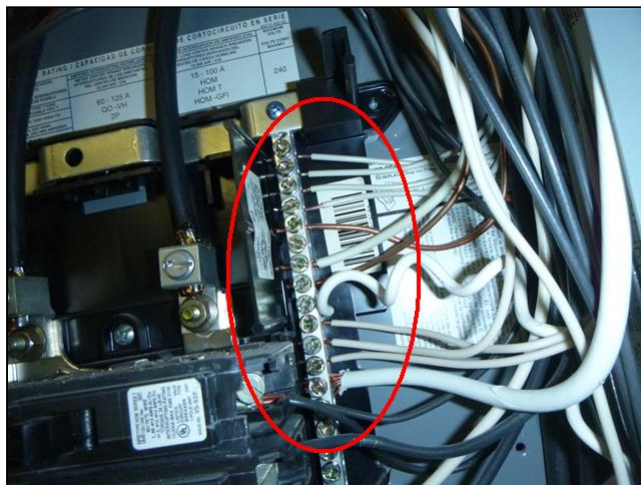


7.2 Item 1(Picture)



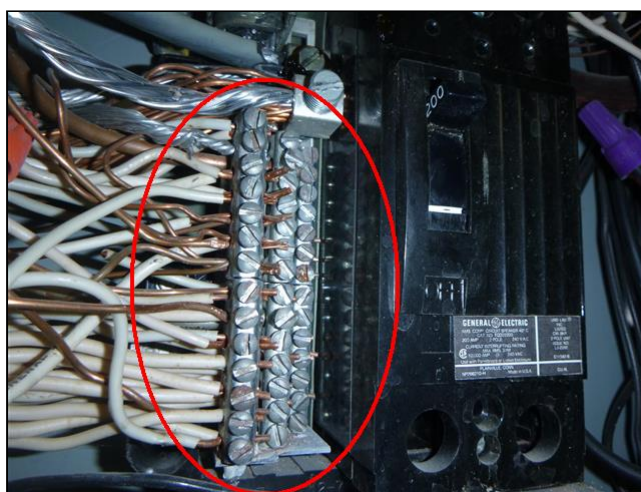
7.2 Item 2(Picture)

🔧 (2) The neutrals and grounds are on the same bus bar in the sub panel. They should be separated for safety. Recommend to have an electrician inspect for further evaluation and make necessary repairs. See photo(s).



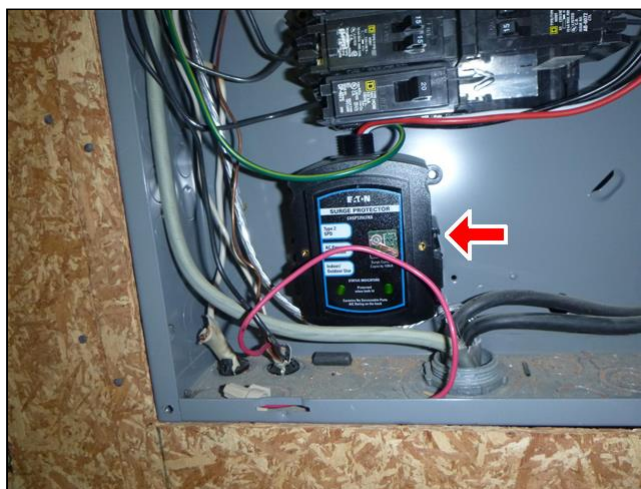
7.2 Item 3(Picture)

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



7.2 Item 4(Picture)

🔧 (4) There is a surge protector wired inside the subpanel. These types of devices should not be wired inside the panel. The search protector should be located on the exterior. Repair as needed by licensed electrical professional.

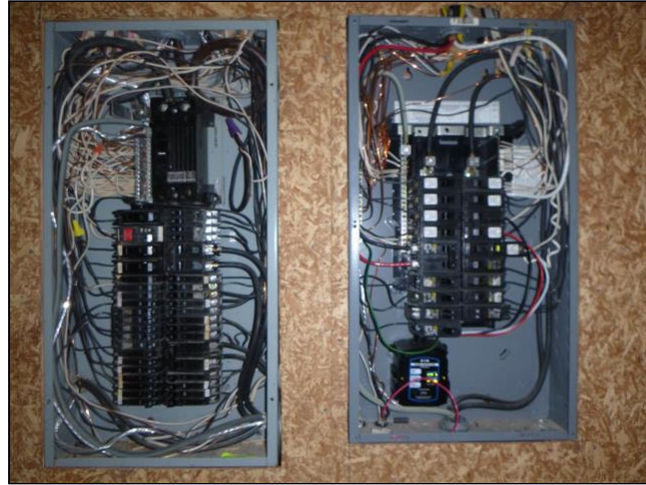


7.2 Item 5(Picture)

### 7.3 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The panel box is located in the basement. The main shut off is at the top of the box. See photo. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.3 Item 1(Picture)

#### 7.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Repair or Replace

🔧 There is an open junction box on the ceiling in the unfinished area of the basement. A cover should be installed for safety.



7.4 Item 1(Picture)

#### 7.5 OUTLETS & LIGHT FIXTURES

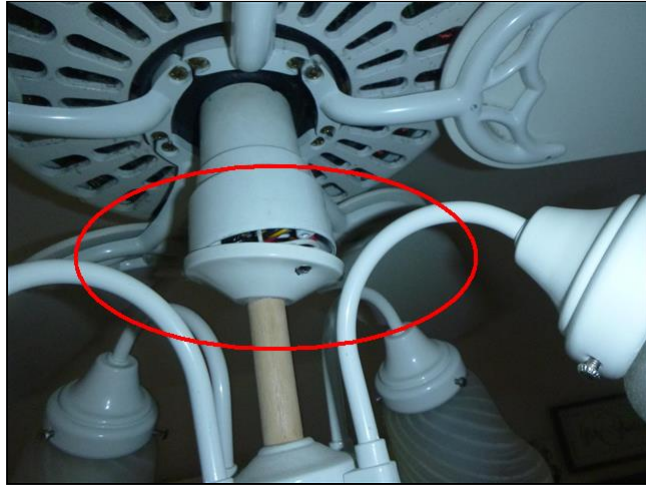
Comments: Repair or Replace



🔧 (1) The two receptacles at the rear left corner where the pool table was located test as having an open ground. have these receptacles properly grounded by licensed electrical professional.

🔧 (2) The light for the exhaust fan in the front shared bathroom did not function. Recommend having bulbs replaced were needed to verify all light fixtures are operational.

🔧 (3) The light kit for the ceiling fan in the front left bedroom is loose. Repair for safety.



7.5 Item 1(Picture)

🔧 (4) There is an open splice that should be contained within a closed junction box and lose receptacles under the basement stairs. Repair as needed.



7.5 Item 2(Picture)



7.5 Item 3(Picture)

- 🔧 (5) The deck receptacle outside the master bedroom is loose. Repair as needed. Recommend caulking the receptacle to reduce moisture intrusion.



7.5 Item 4(Picture)

- 🔧 (6) The receptacle at the left side of the rear wall in the dining room test as having an open neutral. Have this receptacle properly wired by licensed electrical professional.

- 🔧 (7) Receptacle cover is damaged in the home theater. Replace damaged covers were needed.

## 7.6 CONDUIT

Comments: Repair or Replace

- 🔧 Currently, the exterior light fixture wiring at the rear deck is exposed. Recommend to have these wires placed in a protective conduit.



7.6 Item 1(Picture)

## 7.7 OPERATION OF GFCI & OR AFCI

Comments: Repair or Replace

🔧 (1) The GFCI receptacle in the bathroom over the garage did not trip when tested. This GFCI receptacle should be replaced to restore proper operation.

🔧 (2) GFCI protection is missing in the half bathroom and both upstairs shared bathrooms. All bathrooms should be GFCI protected. Repair as needed.

🔧 (3) The GFCI receptacle for the lower deck did not trip when tested and is missing a cover. Repair or replace to restore proper operation.

🔧 (4) Only the kitchen island is GFCI protected. All kitchen receptacles should be GFCI protected. Have a licensed electrical professional add GFCI's as needed.

## 7.8 SMOKE DETECTORS

**Comments:** Inspected

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



## 8. Plumbing System

Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Not visible	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Drain Pipe:</b> PVC ABS	<b>Water Heater Power Source:</b> Gas	<b>Water Heater Capacity:</b> 40 Gallon Tankless
<b>Water Heater Location:</b> Basement	<b>Water Heater Age:</b> 2017	

Items

### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

🔧 It appears that the home is serviced by a septic system, this should be confirmed with the homeowner or local authorities. The septic system and all related equipment are not part of this inspection. It is recommended that the system be serviced and inspected by a septic company.

### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Repair or Replace

🔧 (1) The control knob leaks when turned on for the Front exterior hose faucet. Have this condition corrected.

🔧 (2) The exterior hose faucet on the left side of the home was dripping at the time of inspection. Repair is needed by plumbing professional.

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

### 8.2 TUBS,SINKS, TOILETS & SHOWER STALLS

Comments: Repair or Replace

- 🔧 (1) Recommend to repair the leaking shower head in the basement bath. Have plumber inspect and make necessary repairs.



8.2 Item 1(Picture)

- 🔧 (2) Recommend to install an access hatch for the pump that services the jetted tub in the master bathroom. Could not inspect pump for possible leaks.

- 🔧 (3) Make the drain stopper operational for the sink in the rear shared bathroom.

- 🔧 (4) Disposal on septic. Having a disposal suggests that a generous amount of food waste is poured down the sink, ground up and sent through the septic system. Not all septic systems can handle all items poured down the drain. Egg shells, potato peels and coffee grounds are a few examples that are difficult or impossible to break down by the bacteria of a septic system. There are septic safe disposals, however this does not appear to be currently installed. This is for your information.

### 8.3 WATER HEATER

Comments: Repair or Replace

- 🔧 (1) Recommend to install a drain pan under the water heater to prevent water damage to the surrounding areas. This pan should be piped to a safe location or to the exterior.



8.3 Item 1(Picture)

(2) The water heater is located in the unfinished basement. This is for your information.



8.3 Item 2(Picture)

#### 8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located above the ceiling at the front of the basement.



8.4 Item 1(Picture)

#### 8.5 MAIN FUEL GAS SHUT OFF

Comments: Inspected

The main gas shut off is located on the exterior of the home.



8.5 Item 1(Picture)

## 8.6 SEWAGE EJECTOR PUMP

Comments: Repair or Replace

🔧 The sewage ejector pump for the basement bathroom is not accessible and could not be inspected. This pump should be readily accessible for service or replacement.



8.6 Item 1(Picture)



9. Interiors

Styles & Materials

Wall Material:

Finished Basement


Items

9.0 CEILINGS

Comments: Inspected

9.1 WALLS

Comments: Repair or Replace


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


9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

 The guardrail is not attached to the newel post at the landing for the stairs by the kitchen. Repair as needed.




9.3 Item 1(Picture)

9.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

9.5 INTERIOR DOORS

Comments: Repair or Replace

 The door for the coat closet by the front entry door is binding. Adjust as needed.

9.6 WINDOWS

Comments: Repair or Replace

🔧 (1) Many of the windows were stuck in place and would not open. Have this condition corrected. There should be at least one operable window in each room for means of egress during an emergency.

🔧 (2) Approximately nine fogged windows were counted. Recommend to replace all "fogged" windows. The seal between these panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows since it is likely that if one window has had a seal failure, that more windows will also fail. See photos for examples. It is difficult to identify seal failure in windows when the weather is rainy, over cast, foggy or the glass is wet from recent rains or condensation. Buyer should resolve all concerns prior to closing.



9.6 Item 1(Picture)



9.6 Item 2(Picture)



9.6 Item 3(Picture)

## 9.7 BATHROOMS


Comments: Inspected

# 10. Built-In Kitchen Appliances

Items

## 10.0 DISHWASHER

Comments: Repair or Replace

 The dishwasher is older and will likely need replacement in the near future. Dishwashers have structural, plumbing and electrical components and have a life span of about 10 years. Unit was tested during this inspection, but it is possible that more issues not evident during this inspection may arise in the future. Unit was tested for basic operation.

## 10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

## 10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

## 10.3 GARBAGE DISPOSAL

Comments: Inspected

## 10.4 MICROWAVE

Comments: Inspected