



U.S. GreenSource Corp.
Certified Pro Home Inspectors
A Division of USGS Corp.
3810 Windermere Parkway Ste 504
Cumming, GA 30041
Bcooper@cphi-atlanta.com

Home Inspection Report



Hiren Patel
1030 Patriot Trail Cumming, GA 30040

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report "AT THE TIME OF THE INSPECTION". Not referring to any other moment occurring after the inspection.

- Example: Material Defects: At the time of the inspection it appeared that there were various Material Defects. Some examples include but are not limited to: (Listed Defects)

Also, THIS REPORT DOES NOT DISCLOSE ALL COSMETIC DEFECTS that may be visible in and around the home, but will include some examples. Cosmetic Defects are reported as a courtesy only and do not affect the value of the home.

Appeared Functional	Appeared Functional at the time of the inspection with no obvious signs of defect. Functional: Performing, or able to perform, a function.
Safety Hazard	Unsafe Conditions: In the inspector's opinion at the time of the inspection, about a condition of an area, system, component or procedure that is judged to be a significant safety risk for people during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
Material Defect	An observed condition at the time of the inspection that will require a licensed contractor to repair such as HVAC Contractor, Plumbing Contractor, Electrical Contractor, or a professional such as a Licensed Engineer. Material Defects may also include systems are at or beyond their expected useful life. Roofing Surface, exterior surface, gutters, appliances, water heater, heat pump, air conditioning condenser unit, furnace, air handler, and/or any other costly system that requires qualified licensed professional contractors. Correction likely involves a significant expense.
Cosmetic Defect	A Cosmetic Defect is an irregularity or imperfection, which could be corrected, but not required.
Repair/Replace/Maintain	Items observed at the time of the inspection which appeared to be in need of Repair/Replacement/Maintenance by a qualified contractor.
Ongoing Maintenance	It is recommended that the Buyer continue Ongoing Maintenance for any required items observed at the time of the inspection.

Definitions (Continued)

Monitor	It is recommended that the Buyer continue to regularly monitor the conditions observed at the time of the inspection for possible changes.
Evaluate	It is recommended to have a qualified contractor further evaluate the issue observed at the time of the inspection.
Not Inspected	Unable to inspect: 1. Poses threat to inspector. 2. Poses threat of possibly damaging the property/construction in some way. 3. Poses threat of breaking any written laws or codes.

Receipt

Inspector Name: Matt Underwood

Company Name: U.S. GreenSource Corp.

Address: 3810 Windermere Parkway Ste 504

City State Zip:

Client Name: Hiren Patel

Property Address: 1030 Patriot Trail Cumming, GA 30040

City State Zip:

1. Square Footage: -3000

Services Performed	Amount Due
Home Inspection	\$450 -3000 sq.ft.
Coupon:	\$100 OFF Coupon
Payment type:	Online Payment
Total	\$350.00

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at (404) 982-7663.

General Information

Property Information

Property Address: 1030 Patriot Trail Cumming, GA 30040

Client Information

Client Name: Hiren Patel

Phone: (678) 862-3404

Email Address: hirenpatel261987@gmail.com

Realtor: Sekhar Putta

Phone: (404) 664-1834

Email Address: agentputta@gmail.com

Inspection Company

Inspector Name Matt Underwood

Company Name U.S. GreenSource Corp.

Address: 3810 Windermere Parkway Ste 504

City, State, Zip: Cumming, GA 30041

Phone: (404) 982-7663

Email: bcooper@cphi-atlanta.com

Inspection Total: \$350.00

Miles Traveled: 34

Inspector: Matt Underwood

Conditions

Square Footage: -3000

Others Present: Buyer, Seller - Property Occupied: Yes

Estimated Age: 2013 - Entrance Faces: North

Inspection Date: 8/27/2020

Start Time: 1:15pm - End Time: 3pm

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature: 86

Weather: Partly Cloudy - Soil Conditions: Dry

Space Below Grade: Slab-On-Grade

General Information (Continued)

Building Type: Single family - Garage: Attached
Water Source: Public - How Verified: Multiple Listing Service
Sewage Disposal: Public - How Verified: Multiple Listing Service

Exterior

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Modifications or Additions to the original structure:

Based on modified construction observed, modifications, additions, electrical or plumbing enhancements to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

Microbial Growth Limitations:

It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

<https://www.reporthost.com/?MOLDCDC>

<https://www.reporthost.com/?MOLDEPA>

Recommend to repair the areas that permitted moisture infiltration into the basement; and remove, test and/or replace bat insulation in the walls as needed.

1. Cosmetic Defect

Driveway: | -

Cosmetic Defects:

1. Various Surface Cracks: No visible concern noted, but it is recommended to monitor the observed conditions for changes.



2. Appeared Functional

Walks: |

3. Appeared Functional

Porch: |

4. Appeared Functional

Patio: |

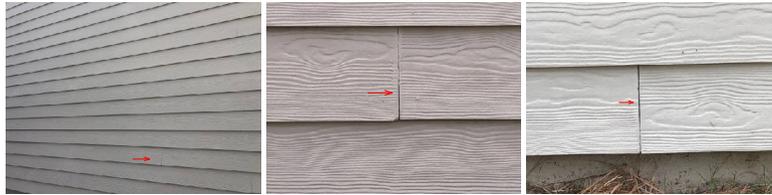
Exterior (Continued)

- 5. Appeared Functional Grading: |
- 6. Appeared Functional Fences: |
- General Visual Inspection Exterior Surface
- 7. Appeared Functional Structure Type: Wood Frame
- 8. Appeared Functional Foundation: Poured Slab
- 9. Repair/Replace/Maintain Siding: Brick Veneer, Cement Fiber -

Repair/Replace/Maintain:

1. Gaps Between Panels: The cement fiber siding panels appeared to have gaps at the vertical seams. This is mostly cosmetic. However, these gaps should be sealed to prevent water intrusion.

It is recommended to have a qualified contractor evaluate all observed conditions and properly repair or replace as needed.



- 10. Appeared Functional Flashing: |
- 11. Appeared Functional Fascia: |
- 12. Appeared Functional Soffits: |
- 13. Appeared Functional Entry Doors: |
- 14. Appeared Functional Windows: |
- 15. Appeared Functional Hose Bibs: |
- 16. Appeared Functional Exterior Vents & Covers: |
- 17. Appeared Functional Electrical Mast: Underground Utilities



Exterior (Continued)

18. Appeared Functional

Gas Meter: |



19. Appeared Functional

Main Gas Valve: |



20. Not Inspected

Items Not Inspected These items are beyond the scope of this inspection. Septic Tanks, Sprinkler Systems, Outdoor Grills and Fire Pits, Pools, Hot Tubs, Satellite Dish, Telecommunications Wiring, Security Cameras, etc.

Recommend to remove these exterior items and seal up all fastener holes left behind.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

General Inspection Roof Surface

1. Type: Gable

2. Method of Inspection: Ground Level

3. Cosmetic Defect

Material/Shingles: Composite Asphalt Shingles -

Cosmetic Defects:

1. Curled/Lifted Shingles: Normal weather wear and tear.

No signs of leaks at the time of the inspection. It is recommended to monitor the observed conditions for changes over time.



Roof (Continued)

Material/Shingles: (continued)

Ongoing Maintenance: 1. Preventative Maintenance: It is recommended for all roof systems to have a qualified roofing contractor perform a preventative maintenance tune-up every 5 years, to evaluate and repair the condition of all Roof Materials, and to promote the longest potential useful life. Such services may include, but are not limited to: reseal aging sealant, replace faulty flashing details, replace non-conforming shingles, remove and replace faulty fasteners, replace pipe boots. We recommend to ask the Seller the age of the roof and continue an ongoing maintenance schedule over the years to come.

4. Cosmetic Defect

Plumbing Vents: | -

Cosmetic Defects:

1. Warped Pipe Boot: Various pipe boots were warped. No visible active leaks, but it is recommended to monitor these conditions over time for changes.



It is recommended to have a qualified roofing contractor evaluate all observed conditions and properly repair or replace as needed.

5. Appeared Functional

Flashing: |

6. Appeared Functional

Valleys: |

7. Appeared Functional

Skylights: |

8. Gutter System: |

9. Appeared Functional

Gutters: Aluminum

10. Appeared Functional

Downspouts: Aluminum

11. Appeared Functional

Leader/Extension: |

| Chimney

12. Appeared Functional

Chimney: Exterior Metal Vent Box

HVAC

HVAC Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "livable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

1. Appeared Functional

Thermostats: Arrival Setting and Location



Exterior AC System

2. Appeared Functional

Exterior Unit: | -

Note:

A Home Warranty Plan is always recommended to help mitigate the replacement process just in case problems do occur in the future.



3. Appeared Functional

Exterior Unit: |



HVAC (Continued)

4. Appeared Functional

A/C System Operation: | -

Ongoing Maintenance: Service: It is recommended to have this unit serviced by a licensed HVAC contractor twice a year/every major season change.



5. Fuel Type: Electric

6. Type: Central A/C

7. Appeared Functional

Condensate Removal: |

8. Appeared Functional

Electrical Disconnect: |

Attic Heating System

9. Appeared Functional

Furnace/Heating System: | -

Note:

A Home Warranty Plan is always recommended to help mitigate the replacement process just in case problems do occur in the future.



10. Appeared Functional

Furnace/Heating System: |



11. Not Inspected

H/V System Operation: | -

Not Inspected:

1. Heating equipment or systems were not tested because the exterior temperature was above 65 Fahrenheit, or because of other circumstances not conducive to safe operation or may damage the equipment.

Ongoing Maintenance:

HVAC (Continued)

H/V System Operation: (continued)

1. Service: It is recommended to have this unit serviced by a licensed HVAC contractor twice a year/every major season change.

12. Area Served: Zoned

13. Fuel Type: Natural Gas

14. Appeared Functional Valve: Furnace Gas Supply Valve



15. Type: Forced air

16. Appeared Functional Electrical Disconnect: |



17. Appeared Functional Distribution: |

18. Repair/Replace/Maintain, Ongoing Maintenance Filter: | -

Repair/Replace/Maintain:

1. Change Filters: It appeared that the Filters were existing beyond useful life and should be replaced. It is recommended to change all Filters at least every three months or as recommended by the manufacturer of the individual filter being used.



Plumbing

Plumbing Limitations:

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water Heater Limitations:

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re-circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

- 1. Appeared Functional
- 2. Appeared Functional

Service Line: Copper, PEX
 Main Water Valve & Pressure Regulator: At Water Heater



- 3. Appeared Functional
- 4. Appeared Functional
- 5. Appeared Functional
- 6. Appeared Functional

Water Pressure: |
 Valves: |
 Waste Pipe: PVC
 Vent Pipes: PVC

Garage Water Heater

- 7. Appeared Functional

Water Heater/Operation: |



- 8. Type: Natural gas - Capacity: 50 Gal.

Plumbing (Continued)

9. Appeared Functional Valves: Water Heater Gas Supply Valve



10. Area Served: Whole Building

11. Appeared Functional Flue Pipe: |

12. Appeared Functional Expansion Tank: |

13. Appeared Functional TPRV and Drain Tube: |

Electrical

Electric Limitations:

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Panels that were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers have been found to be substandard. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. If your home has Federal Pacific panels, consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:

<https://www.reporhost.com/?FP1>

<https://www.reporhost.com/?FP2>

<https://www.reporhost.com/?FP3>

All of the electric receptacles at the kitchen, bathroom(s), laundry area, garage, exterior and/or basement should have operable ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.

General guidelines for GFCI-protected receptacles include the following locations:

Electrical (Continued)

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>

Electric receptacles at the bedroom(s), kitchen, family room, dining room, living room, hallway(s) and/or laundry area had have arc fault circuit interrupter (AFCI) protection. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)

- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<https://www.reporhost.com/?AFCI>

Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

1. Electric Meter
2. Service Size Amps: 200 - Volts: 240 VAC
3. Appeared Functional Electric Meter & Box: Exterior

4. Appeared Functional Ground: |



Electrical (Continued)

- 5. Appeared Functional Electrical Outlets: Exterior
- 6. Appeared Functional Electrical Outlets: Interior
- Garage Electric Panel
- 7. Appeared Functional Main Electrical Panel: |



- 8. Maximum Capacity: 200 Amps
- 9. Appeared Functional Main Breaker Size: 200 Amps



- 10. Appeared Functional Breakers: | -
ARC protection in use.



- 11. Appeared Functional Legend: |

Interior

Interior, Doors and Windows Limitation:

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Lead and Asbestos Disclaimer: Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor

Interior (Continued)

and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

- <https://www.reporhost.com/?EPA>
- <https://www.reporhost.com/?CPSC>
- <https://www.reporhost.com/?CDC>

Microbial Growth Limitations:

It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

- <https://www.reporhost.com/?MOLDCDC>
- <https://www.reporhost.com/?MOLDEPA>

Recommend to repair the areas that permitted moisture infiltration into the basement; and remove, test and/or replace bat insulation in the walls as needed.

Smoke Alarm and Carbon Monoxide Alarm Limitations: The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. For more information, visit:

- <https://www.reporhost.com/?SMKALRM>
- <https://www.reporhost.com/?COALRM>

Modifications or Additions to the original structure:

Based on modified construction observed, modifications, additions, electrical or plumbing enhancements to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

- | | |
|------------------------|----------------------|
| 1. Appeared Functional | Floors: |
| 2. Appeared Functional | Ceiling: |
| 3. Appeared Functional | Walls: |
| 4. Appeared Functional | Doors: |
| 5. Appeared Functional | Windows: |
| 6. Appeared Functional | Lights and Switches: |
| 7. Appeared Functional | Ceiling Fans: |

Interior (Continued)

- | | |
|-------------------------|---|
| 8. Appeared Functional | Staircase: |
| 9. Appeared Functional | Handrails: |
| 10. Ongoing Maintenance | <p>Safety Alarms: -</p> <p>It is recommended to have the appropriate safety alarms available and functional in the home.</p> <ul style="list-style-type: none"> -Smoke Detector -Carbon Monoxide Detector |
| 11. Not Inspected | <p>Items Not Inspected: These items are beyond the scope of this inspection. Internal Vacuum Systems, Water Filtration Systems, Fire & Carbon Monoxide Alarms, Telecommunications Equipment, Washer and Dryer, Internal Vacuum Systems, Entertainment Systems</p> |
| 12. Not Inspected | <p>Note: -</p> <p>Note: This inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture, appliances, etc.</p> |

Fireplace/Wood Stove

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Living Room Fireplace

- | | |
|-------------------------|---------------------------------------|
| 1. Type: Gas , Electric | |
| 2. Appeared Functional | Fireplace Construction: Factory Built |
| 3. Appeared Functional | Fireplace Operation: Electric Switch |



- | | |
|------------------------|---------------|
| 4. Appeared Functional | Hearth: |
| 5. Appeared Functional | Firebox Area: |

Fireplace/Wood Stove (Continued)

- | | |
|------------------------|---|
| 6. Not Inspected | <p>Flue: -</p> <p>It is recommended for all fireplaces and chimney flues to be inspected by a professional chimney sweep at least once a year.</p> |
| 7. Ongoing Maintenance | <p>Safety Alarms: -</p> <p>It is recommended to have the appropriate safety alarms available and functional in the same room as the fireplace.</p> <ul style="list-style-type: none"> -Smoke Detector -Carbon Monoxide Detector |

Garage/Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Attached Garage

- | | |
|--------------------------------|--|
| 1. Type of Structure: Attached | - Car Spaces: 3 |
| 2. Appeared Functional | Entry Door: |
| 3. Appeared Functional | Garage Doors: |
| 4. Appeared Functional | Door Operation: Mechanized |
| 5. Appeared Functional | Ceiling: |
| 6. Appeared Functional | Walls: |
| 7. Cosmetic Defect | <p>Floors: -</p> <p>Cosmetic Defects:</p> <p>1. The garage floor had various surface cracks. It is recommended to monitor the observed conditions for changes over time.</p> |



- | | |
|------------------|--|
| 8. Not Inspected | <p>Note: -</p> <p>Note: This inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture, appliances, etc.</p> |
|------------------|--|

Bathrooms

Bathrooms, Laundry and Sinks Limitations:

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

All Bathrooms Inspected Bathroom

1. Appeared Functional Ventilation: Electric Ceiling Vent

2. Appeared Functional Counter/Cabinet: |

3. Appeared Functional Sink/Basin: |

4. Repair/Replace/Maintain Faucets/Drains: | -

Repair/Replace/Maintain:

1. Active Drip When On: Various faucets had an active drip from joint connections when the water was turned on.

- 1sr floor shower

2. Loose Faucet: Various faucets were loose at the time of the inspection.

- 2nd floor Jack & Jill bathroom

It is recommended to have a qualified contractor evaluate all observed conditions and properly repair or replace as needed.



5. Appeared Functional Traps/Plumbing | -

PEX or Plastic: It is recommended to change the current PEX or plastic water lines to stainless steel water lines for longest potential service life.



6. Appeared Functional Tub/Surround: |

Bathrooms (Continued)

- 7. Appeared Functional Shower/Surround: |
- 8. Appeared Functional Toilets: |

Kitchen

Kitchen Limitations:

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

1st Floor Kitchen

- 1. Appeared Functional Cooking Appliances: | -

Note:

A Home Warranty Plan is always recommended to help mitigate future cost to replace or repair.



- 2. Appeared Functional Ventilator: Microwave -

The ventilator appeared to vent back into the kitchen.

- 3. Appeared Functional Disposal: |

- 4. Appeared Functional Dishwasher: |

- 5. Appeared Functional Refrigerator: |

- 6. Appeared Functional Microwave: |

- 7. Appeared Functional Sink: |

- 8. Repair/Replace/Maintain Plumbing/Fixtures: | -

Repair/Replace/Maintain:

- 1. Loose Fixtures: The plumbing fixtures appeared to be loose at the time of the inspection.

- Kitchen sink faucet



It is recommended to have a qualified contractor evaluate

Kitchen (Continued)

Plumbing/Fixtures: (continued)

all observed conditions and properly repair or replace as needed.

9. Appeared Functional

Counter Tops: |

10. Repair/Replace/Maintain

Cabinets: | -

Repair/Replace/Maintain:

1. The kitchen sink cabinet door hardware was loose.



It is recommended to have a qualified contractor evaluate all observed conditions and properly repair or replace as needed.

11. Appeared Functional

Drawers |

Laundry

Bathrooms, Laundry and Sinks Limitations:

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

2nd Floor Laundry Room/Area

1. Appeared Functional

Washer Hose Bib: |

2. Appeared Functional

Dryer Vent: |

Attic and Roof Structure

Attic Limitations:

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Inadequate Venting can result in high attic and roof surface temperatures, reduce the life of the roof covering materials,

Attic and Roof Structure (Continued)

and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and install vents per standard building practices.

Main Attic

1. Method of Inspection: In the attic
2. Appeared Functional Attic Access Disappearing Ladder
3. Not Inspected Unable to Inspect: 30% -
Due to the construction, parts of the Attic were inaccessible because of the lack of moveable space.
4. Appeared Functional Roof Framing: |
5. Appeared Functional Sheathing: |
6. Appeared Functional Vent Pipe: |
7. Appeared Functional Ventilation: |
8. Appeared Functional Insulation: Loose Fill
9. Appeared Functional Wiring/Lighting: |
10. Appeared Functional Attic Flooring: |

Radon Test

1. Start Date: 8/27/2020
2. Start Time: 1:25pm
3. End Time: 2:50 pm
4. Test Location: 1st Floor Closet



5. Appeared Functional Room Ventilation: Pet Door
6. Appeared Functional Test 1 Results: 1 Hour Sample Radon Test -
 1. Long Term Average:
0.00 pCi/L
 2. Short Term Average:
1.08 pCi/L



Radon Test (Continued)

Test 1 Results: (continued)

The Sample Radon Test after 1 hour indicated that this home did have safe radon levels at the time of the inspection.

The EPA recommends checking radon levels at least every 1-2 years as radon flow can increase over a time scale longer than one calendar year. This is to say, just as radon levels fluctuate within a calendar year, they also fluctuate as years pass.