



House Smart



**4980 Hidden Branches Circle
Dunwoody GA 30338**

Client(s): Schnitzer
Inspection Date: 8/5/2020
Inspector: Keith Cook , ASHI 202558

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings, 2) Property Information, and 3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 830799
 - Client's Last Name: Schnitzer
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Structure

Crawlspace - Ventilation / Insulation / Vapor Barrier

- ❌ 1. **SERVICE / REPAIR:** An inadequate vapor barrier is present in the crawlspace. The installation of a complete vapor barrier is advised to prevent moisture rising from the crawlspace area into the home. Not installing a vapor barrier can lead to high humidity problems in the home and may result in mold growth.



Item 1 - Picture 1

Exterior

Doors

- ❌ 2. **SERVICE / REPAIR:** Latching mechanism on door to Door to Deck does not catch when door closed. Recommend hardware be adjusted to allow door to close as intended.



Item 2 - Picture 1

- ❌ 3. **SERVICE / REPAIR:** The sweep on bottom of door is damaged and should consider having replaced and insure that threshold is adjusted to avoid excess friction when door is used. Fairly early stages. Advise repair, installation or replacement as needed to reduce energy loss at Front door.



Item 3 - Picture 1

Trim / Soffit / Fascia

- ❌ 4. **SERVICE / REPAIR:** Openings found near roof level at time of inspection. Openings exist at bottom of valleys where roofing curves up on inside corner. ALSO, Opening where roof flashing intersects chimney. Have modified

Action Items

Exterior

to be within the 1/4 inch maximum limit for ventilation and to reduce chances of pest intrusions. IRC Section R806.1. Pest control services refer to this as an exclusion process.



Item 4 - Picture 1



Item 4 - Picture 2



Item 4 - Picture 3



Item 4 - Picture 4



Item 4 - Picture 5



Item 4 - Picture 6

Brick

- ❌ 5. **SERVICE / REPAIR:** Lintels above window and door openings are rusting. Lintels are the steel sections that hold up the brick over the windows and doors and it expands when it rusts which may lead to damage to brick veneer. Recommend clean with wire brush and paint with rust inhibitor.



Item 5 - Picture 1

Composition Hardboard Siding

- ❌ 6. **SERVICE / REPAIR:** Lap siding in contact with roof found to be delaminating and moisture damaged. Siding cut on an angle is not usually painted and more vulnerable to moisture exposure. Siding manufacturer's typically require as much as 2 inch clearance to protect. Recommend either having affected siding replaced or have modified by trimming back siding and installing a trim band parallel to roof. Flashing is critical with this detail.

Action Items

Exterior



Item 6 - Picture 1



Item 6 - Picture 2



Item 6 - Picture 3

Deck Material / Framing

- ☒ 7. **SERVICE / REPAIR:** Load of stairs should be transferred to the ground by support post added point where intersecting. Include new footing. Stringers should have blocking added to support head ends of lumber.



Item 7 - Picture 1



Item 7 - Picture 2



Item 7 - Picture 3

- ☒ 8. **SAFETY / HEALTH:** Uneven deck flooring just outside of screen porch area. Framing transition below likely to have caused issue. Recommend having modified to limit potential for tripping. Little awkward to have deck flooring and framing run in the same direction in that one location.



Item 8 - Picture 1



Item 8 - Picture 2

Deck Railing

- ☒ 9. **SAFETY / HEALTH:** Guardrail found loose and is not safe as installed primarily at top of railing. Recommend that a deck contractor evaluate and stabilize as needed.

Action Items

Exterior



Item 9 - Picture 1

Chimney

- ❌ 10. **SERVICE / REPAIR:** Spalling of bricks noted in chimney above roof surface with potential for continued deterioration. Recommend having mason or other contractor experienced with this issue to review and make necessary modification to brick surfaces (already painted at least once) or provide alternate resurfacing technique to make assembly better protected. Flaking brick surface can continue to get wet and freeze in winter causing more damage.



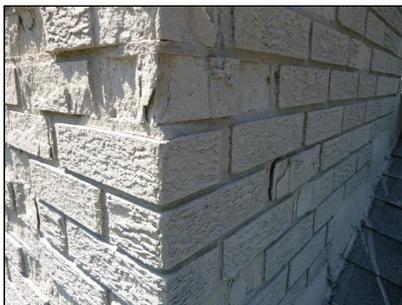
Item 10 - Picture 1



Item 10 - Picture 2



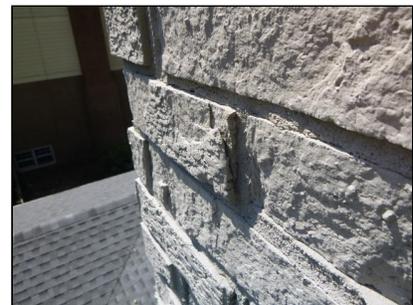
Item 10 - Picture 3



Item 10 - Picture 4



Item 10 - Picture 5



Item 10 - Picture 6

Building Envelope

- ❌ 11. **SERVICE / REPAIR:** Paint rusty gas line at meter outside as required by 95 CABO Section 2608.3 or IRC Section G2414.8 (404.8) which lists corrosion resistant material used for gas line outside. Have cleaned and painted with rust inhibitor to prevent further oxidation. **ALSO:** Penetrations of siding not sealed at: Gas line. Seal to prevent moisture and insect access.

Action Items

Exterior



Item 11 - Picture 1



Item 11 - Picture 2



Item 11 - Picture 3

- ❌ 12. **SERVICE / REPAIR:** Expandable foam sealant observed at power line penetration of rake soffit. This product is not manufactured for exterior use and is not intended as a moisture barrier. Repairs are necessary to prevent sunlight from breaking down the foam and allowing water entry. Recommend foam be removed and replaced with appropriate calking material or have foam cleaned and painted to reduce UV damage.



Item 12 - Picture 1



Item 12 - Picture 2

Comments

- ❌ 13. **SERVICE / REPAIR:** Trees overhanging or near roof area and would recommend having kept trimmed back to reduce possible damage from wind and to reduce access avenues for climbing pests to roof level.



Item 13 - Picture 1

Roofing

Roof Coverings

- ❌ 14. **SERVICE / REPAIR:** Organic debris (leaves, sticks, moss, algae, etc) present on the roof covering. Removal of all debris is recommended to prolong the life of the roof.

Action Items

Roofing



Item 14 - Picture 1

Plumbing

Service Entrance

- ❌ 15. **MAJOR DEFECT:** The water service line to this property was found to be galvanized pipe. Galvanized service line is responsible for reduced pressure with multiple fixture use. Brown tint is also a common upon initial use. Replacement is only remedy to provide normal pressure - decision to replace is somewhat subjective in many cases. A marked reduction in water pressure with multiple fixture use and would suggest having replaced to avoid having lost pressure during day to day activities.



Item 15 - Picture 1



Item 15 - Picture 2



Item 15 - Picture 3



Item 15 - Picture 4



Item 15 - Picture 5

Waste Piping

- ❌ 16. **SAFETY / HEALTH:** Sewer camera run at time of inspection and delivered under separate report. Although sewer lines through home are plastics (ABS, PVC), Line to street is cast iron said be holding water and rusty. Suspect that repairs/replacement would be warranted in the near term.

Fuel Piping - General

- ❌ 17. **SAFETY / HEALTH:** Gas line at deck step is open ended and should be capped to avoid release with turn of valve.

Action Items

Plumbing

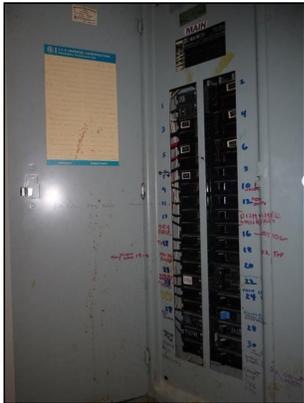


Item 17 - Picture 1

Electrical

Panel / Disconnect

- ❌ 18. **SAFETY / HEALTH:** Panel box located in Basement closet is offset from original wall framing by 1 1/2 inches causing a gap between box and panel cover making fire protection aspect of system less effective. ALSO, Permits access to wiring between cover and breakers. Recommend having wall modified to permit cover to be flush to box as required. This will include work from carpenter and drywall trades.



Item 18 - Picture 1



Item 18 - Picture 2



Item 18 - Picture 3



Item 18 - Picture 4



Item 18 - Picture 5



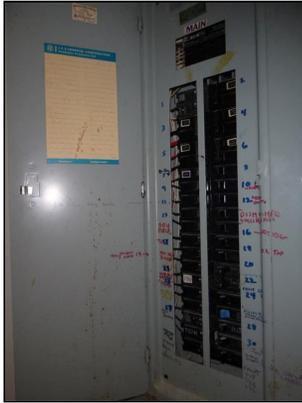
Item 18 - Picture 6

Panel Interior

- ❌ 19. **SAFETY / HEALTH:** The panel box is not properly or completely labeled. All electrical disconnects should be clearly labeled so that they can be easily de-energized in case of emergency and for purposes of electrical work. Correct as necessary.

Action Items

Electrical

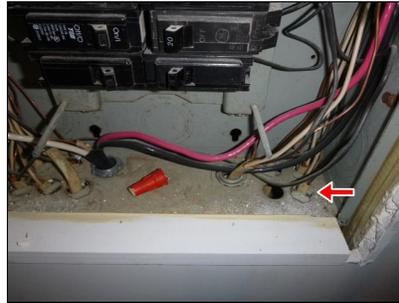


Item 19 - Picture 1

- ❌ 20. **SAFETY / HEALTH:** Openings in the panel enclosure observed. All unused openings should be capped to prevent access to the interior of the panel, damage to the wiring and to maintain the fire resistance integrity of the panel.



Item 20 - Picture 1



Item 20 - Picture 2

- ❌ 21. **SAFETY / HEALTH:** There are different breaker manufacturer types within panel box and found to be uneven suggesting different types of mountings. Recommend having reviewed by electrician and replaced to be of proper type to insure safety in use. Different manufacturers have different mountings and are not universal. Panel box is a GE and Mismatched Breakers are ITE. NEC 110-3b



Item 21 - Picture 1



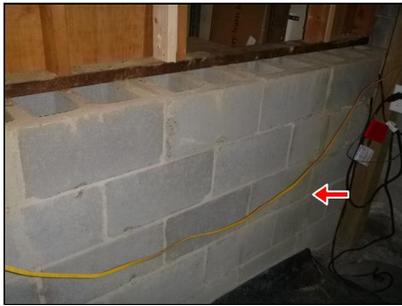
Item 21 - Picture 2

Wiring

- ❌ 22. **SAFETY / HEALTH:** Unsupported electrical wiring noted at Crawlspace and should have fastened to structure as required not to exceed 4.5 feet. Fasteners should be approved devices and not be secured beyond a snug fit.

Action Items

Electrical



Item 22 - Picture 1

- ❌ 23. **SAFETY / HEALTH:** Under cabinet lighting was removed and left live wiring next to wall. Recommend having lighting reestablished by electrician OR have wiring properly terminated for safety.



Item 23 - Picture 1



Item 23 - Picture 2



Item 23 - Picture 3



Item 23 - Picture 4



Item 23 - Picture 5

- ❌ 24. **SERVICE / REPAIR:** Spliced electrical wires outside of a junction box observed above Storage closet. All electrical splices should be inside of an approved junction box and connected with wire nuts for safety. Advise a licensed electrician to correct as needed for safety.



Item 24 - Picture 1



Item 24 - Picture 2

- ❌ 25. **SAFETY / HEALTH:** Electrical wiring restricted from installation across walking surfaces within 7 feet of attic stair access point. Modify to protect from physical damage.

Action Items

Electrical



Item 25 - Picture 1

GFCI / AFCI Devices

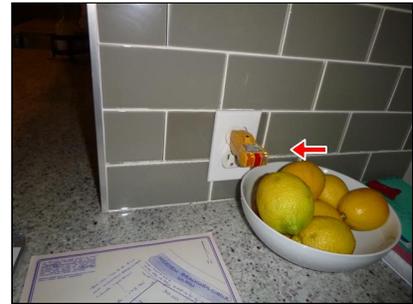
- ❌ 26. **SAFETY / HEALTH:** Upgrades made to include GFCI protection through Kitchen in this home except for: Ones on other side of galley way. Recommend adding GFCI protection to be consistent and complete in upgrades. One by doors to porch is reverse polarity and should be corrected. ALSO, Recommend having GFCI protection included at device in garage so that house will be complete in upgrades.



Item 26 - Picture 1



Item 26 - Picture 2



Item 26 - Picture 3



Item 26 - Picture 4



Item 26 - Picture 5

Receptacles

- ❌ 27. **SERVICE / REPAIR:** Not all of the habitable rooms have a sufficient number of receptacles and/or within spacing limits. Current standards state there should be a receptacle on any wall two feet or wider, with spacing not to exceed six feet to openings or wall ends. Recommend a licensed electrician to evaluate the condition and correct for compliance.

Action Items

Electrical



Item 27 - Picture 1 Basement



Item 27 - Picture 2 Dining

- ❌ 28. **SAFETY / HEALTH:** Reverse polarity at receptacle observed at Living Room, Dining, Master bedroom. This is a somewhat common error in wiring where the hot (black wire) and neutral (white wire) are reversed. With a series of devices incorrect, looking for and correcting the one error made will usually correct every other device downstream. Recommend having electrician review and address to insure that repairs are done properly.



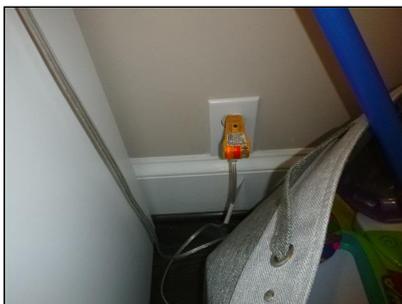
Item 28 - Picture 1



Item 28 - Picture 2



Item 28 - Picture 3



Item 28 - Picture 4



Item 28 - Picture 5



Item 28 - Picture 6

- ❌ 29. **SAFETY / HEALTH:** Include correcting reverse polarity reading on device located in Crawlspace rear and install cover plate.



Item 29 - Picture 1



Item 29 - Picture 2



Item 29 - Picture 3

Action Items

Electrical

- ❌ 30. **SERVICE / REPAIR:** Insufficient receptacles observed in the kitchen. Current standards state that all counter tops 12 inches wide should have at least one receptacle and there be no more than four feet between receptacles and no more than two feet from an end, appliance or sink. Recommend a licensed electrician to evaluate the condition and correct for compliance.



Item 30 - Picture 1

Switches

- ❌ 31. **SERVICE / REPAIR:** Dimmer device does not dim lights of Family room cans. Device should be repaired / replaced to operate as intended.



Item 31 - Picture 1



Item 31 - Picture 2

Fixtures

- ❌ 32. **SERVICE / REPAIR:** Inoperable lights observed at the time of inspection at: 1) Basement shower, 2) Deck sconce. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs.



Item 32 - Picture 1



Item 32 - Picture 2

Comments

- ❌ 33. **SERVICE / REPAIR:** Door bell operates through an app and should either be given information on transferring to new owner OR have device removed and restore the standard door bell system.

Action Items

Electrical



Item 33 - Picture 1

Subpanel

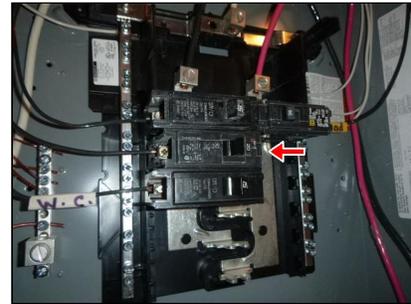
- ❌ 34. **SAFETY / HEALTH:** There are different breaker manufacturer types within panel box and found to be uneven suggesting different types of mountings. Recommend having reviewed by electrician and replaced to be of proper type to insure safety in use. Different manufacturers have different mountings and are not universal. Panel box is a Square D and Mismatched Breakers are Siemens. NEC 110-3b



Item 34 - Picture 1



Item 34 - Picture 2



Item 34 - Picture 3

Heating and Cooling

Air Conditioner

- ❌ 35. **GENERAL NOTE:** A/C compressors have an average life expectancy of 12 -15 years. The compressor(s) is/are 13 and 16 years old. Advise to budget for future replacement or recommend that warrantee program be set up.



Item 35 - Picture 1



Item 35 - Picture 2

- ❌ 36. **SERVICE / REPAIR:** The condensation drain line terminates next to the building. This will release a considerable amount of water next to the foundation. Recommend the drain line be extended to terminate at least three feet from the foundation and beyond the A/C condensation units. This is also to reduce conducive conditions for termites.

Action Items

Heating and Cooling



Item 36 - Picture 1



Item 36 - Picture 2

- ❌ 37. **SERVICE / REPAIR:** Dryer vent terminates behind A/C unit which is not advised due to heat, lint and potential chemical reaction of coil with harsh detergents. Advise relocating either vent or A/C unit to protect system. (10 feet clearance is general rule for separation.) If no relocation is done, the next best thing to have fins of unit cleaned routinely and avoid drying clothes during the heat of the day in the summer.



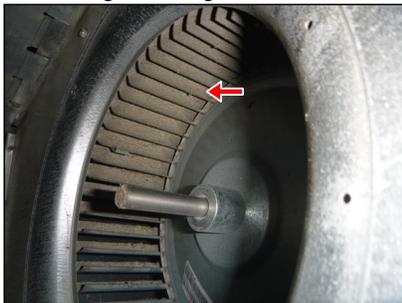
Item 37 - Picture 1



Item 37 - Picture 2

Heating System

- ❌ 38. **SERVICE / REPAIR:** The attic furnace is 16 years old where the average life expectancy is 17 to 22 years. Other unit is 13 years old. There is a limited view of the furnace heat exchanger without a physical tear down and because of the age of the equipment, a HVAC service technician should evaluate the unit(s) periodically and advise condition (which may include replacing at some point in the future). Consider budgeting for replacement or have warranty program established. Also have CO detector installed in sleeping areas where older system serves for added safety.
- ❌ 39. **SERVICE / REPAIR:** Blower fins and motor have visible dust on surfaces seen from return plenum and would encourage having HVAC service clean system especially if occupants have allergies or respiratory health issues.



Item 39 - Picture 1



Item 39 - Picture 2

Filter / Accessories

Action Items

Heating and Cooling

- ❌ 40. **SERVICE / REPAIR:** Filter cover at attic unit is taped closed. This works but would recommend having latching devices repaired. Have opening in panel cover sealed better.



Item 40 - Picture 1



Item 40 - Picture 2

Distribution System

- ❌ 41. **SAFETY / HEALTH:** Debris within floor registers is limited but would recommend having vacuumed to reduce spread of dust during system operation. Although duct cleaning is available professionally, would at least have shop vacuumed to reduce dust.



Item 41 - Picture 1



Item 41 - Picture 2

Attic

Attic Access

- ❌ 42. **SERVICE / REPAIR:** The pull down ladder leading to the attic area is not secured to the framing correctly. Add nails to all openings in metal mounting brackets provided by manufacture.



Item 42 - Picture 1



Item 42 - Picture 2



Item 42 - Picture 3

Attic Insulation

- ❌ 43. **SERVICE / REPAIR:** Thin / missing insulation noted between ceiling joists in attic above Laundry/Storage and Upstairs hallway. Recommend insulation be installed to provide required thermal protection.

Action Items

Attic



Item 43 - Picture 1



Item 43 - Picture 2



Item 43 - Picture 3



Item 43 - Picture 4



Item 43 - Picture 5

Attic Ventilation

- ☒ 44. **SERVICE / REPAIR:** Damaged attic vent screens observed. Repairs are necessary to prevent pest entry. Replace any screens that have hole or tears. NOTE: Hardware cloth installed on outside of vents but would permit wasp sized pests.



Item 44 - Picture 1



Item 44 - Picture 2



Item 44 - Picture 3

Attic Framing / Construction

- ☒ 45. **SERVICE / REPAIR:** Cracked rafter in Garage attic. Recommend having sistered reinforcing done to strengthen weakened condition.

Action Items

Attic



Item 45 - Picture 1



Item 45 - Picture 2

Rodent / Pests / Insects

46. **SAFETY / HEALTH:** Evidence of roaches noted in attic spaces with traps set. Recommend having information provided on history of issues for reference.



Item 46 - Picture 1

Garage

Passage Doors

47. **SAFETY / HEALTH:** Hollow core exterior vinyl door currently exists between garage and house. Not currently allowed for safety concerns and strongly recommended to be replaced with solid core or 20 minute fire rated door to provide some protection from spread of fire.



Item 47 - Picture 1

Interiors

Smoke Detectors / Safety

Action Items

Interiors

- ❌ 48. **SAFETY / HEALTH:** Missing smoke detectors noted within Basement level. One visible from crawlspace but doubt it would function due to age and location. Install smoke detectors and test operation where missing for safety. Today's requirements including having detector in every bedroom and have wireless interconnected operation provided which is available with newer models.



Item 48 - Picture 1



Item 48 - Picture 2

- ❌ 49. **RECOMMENDED UPGRADE:** Older model smoke detector observed. Manufacturers recommend the replacement of smoke detectors every ten years due to the declining sensitivity of the internal sensors. Consider the combination device that includes CO detection for added safety.



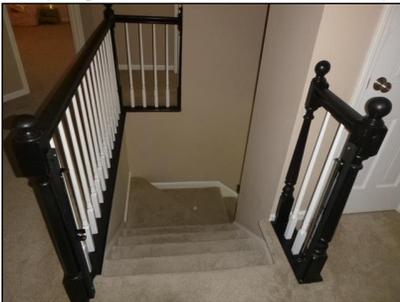
Item 49 - Picture 1



Item 49 - Picture 2

Stairways

- ❌ 50. **SAFETY / HEALTH:** Handrails for stairways should be continuous for the full length of the stairs, from a point directly above the top step of the flight to a point directly above lowest step of the flight. Have configured for safety keeping in mind the cosmetic aspect of stairway.



Item 50 - Picture 1

- ❌ 51. **SAFETY / HEALTH:** Varied step height/length observed. For safety, all steps should be within three eighths inch in height and depth of all other steps. Recommend modify for safety of occupants and visitors. NOTE: Be aware that correction to a single step is more involved than a simple modification, as adjustments can affect the whole stair run.

Action Items

Interiors



Item 51 - Picture 1

Fireplace

- ❌ 52. **SERVICE / REPAIR:** Firelog set is designed to be remotely controlled after lit but failed to respond to remote when checked. Fireplace can be adjusted manually at fireplace. Recommend having repaired. **NOTE:** Fireplace pilot light was lit and unit tested. Left unit in OFF position before leaving and would require relighting when electing to use.



Item 52 - Picture 1



Item 52 - Picture 2

Kitchen

Counters / Cabinets

- ❌ 53. **SERVICE / REPAIR:** Loose door hardware observed in kitchen by pantry. Secure all hardware for proper function and to avoid conditions getting worse. Stripped screws should be modified to secure adequately.



Item 53 - Picture 1

Sink

- ❌ 54. **SERVICE / REPAIR:** Drain into wall after trap below kitchen sink is above the drain from the disposal. This is a violation of code and may result in clogging of drain during use. Recommend having plumber review and correct as necessary to comply with requirements. Depth of trap should not exceed 4 inches.

Action Items

Kitchen



Item 54 - Picture 1

Bathrooms

Sinks

- ❌ 55. **SERVICE / REPAIR:** Slow drain observed at Master bathroom sink and should be cleaned and/or cleared to function normally. May require disassembly of drain line to clear properly.



Item 55 - Picture 1



Item 55 - Picture 2



Item 55 - Picture 3

Shower

- ❌ 56. **SERVICE / REPAIR:** The control handle is loose on the shower fixture and would recommend having properly secured by tightening set screw to avoid handle falling off during use. May require a hex key of proper size to fit screw head.



Item 56 - Picture 1



Item 56 - Picture 2

Tub / Shower walls and surround

- ❌ 57. **SERVICE / REPAIR:** Fixed glass panel to Master shower is loose at bottom and should be secured better to limit potential for damage.

Action Items

Bathrooms



Item 57 - Picture 1

Laundry

Dryer

- 58. **SAFETY / HEALTH:** The dryer exhaust line has a significant amount of lint visible from the hood location outside. Have the line cleaned for maximum efficiency and safety.



Item 58 - Picture 1



Item 58 - Picture 2



Item 58 - Picture 3



Item 58 - Picture 4



Item 58 - Picture 5

Consideration Items

Structure

Insulation

- ☒ 59. **RECOMMENDED UPGRADE:** Adding insulation above the foundation wall between the joists will increase energy efficiency.

Basement - Access

- ☒ 60. **GENERAL NOTE:** Builder materials found stored in Basement area. Verify locations that materials were used (paint, tile, grout, etc...) and if remaining with property for buyer's future use.



Item 60 - Picture 1

Crawspace - Moisture Intrusion

- ☒ 61. **GENERAL NOTE:** Crawspace equipped with a sump pump and drainage system to the unit. Verify if warranties exist from seller. Seek disclosure on maintenance of equipment for buyer's use.



Item 61 - Picture 1



Item 61 - Picture 2



Item 61 - Picture 3

Exterior

Doors

- ☒ 62. **GENERAL NOTE:** Door with keypad lock feature found and should have code and reprogramming information provided for buyer to operate.



Item 62 - Picture 1

Deck Material / Framing

Consideration Items

Exterior

63. **GENERAL NOTE:** Significant ground contact of deck framing and/or very low clearance. This reduces visual early detection of termite travels and is typically excluded from termite company bond on property. Removal may not be practical or desired but should be aware of the potential consequences.



Item 63 - Picture 1

Comments

64. **GENERAL NOTE:** Very wet conditions below deck above retaining wall and onto patio. Possibly conditions that occurred after very heavy rain on Monday. Verify conditions are not routine.



Item 64 - Picture 1



Item 64 - Picture 2

Roofing

Roof Coverings

65. **GENERAL NOTE:** The roof covering is in the first third of its predicted life span.

Consideration Items

Roofing



Item 65 - Picture 1



Item 65 - Picture 2



Item 65 - Picture 3



Item 65 - Picture 4

Gutters / Downspouts / Drain Lines

66. **GENERAL NOTE:** Underground water collection and dispersion for the gutters noted. Because the system is underground we are not able to inspect the drainage or determine its effectiveness. Seek disclosure on where lines terminate and monitor during rains to insure adequate drainage. Have cleared if found blocked.



Item 66 - Picture 1

Plumbing

Service Entrance

67. **GENERAL NOTE:** The main water shut off is located front wall of basement. The exterior hose bibb shut off valves are located Above main cut off. Verify location of spigot cut off for rear spigot. Recommend turning off the exterior hose bibbs in the winter and draining the lines to reduce chances of freeze damage to exposed piping. (Recommend having main and exterior cut offs labeled to insure accurate servicing or winterizing - IPC 606.4)

Consideration Items

Plumbing



Item 67 - Picture 1

68. **GENERAL NOTE:** Upon arrival, found the water service meter and monitored dials and indicators for water flow. There was no indication of water usage. This is a solid indicator that, prior to entering the home, there are no leaks in the water service or supply line plumbing.



Item 68 - Picture 1



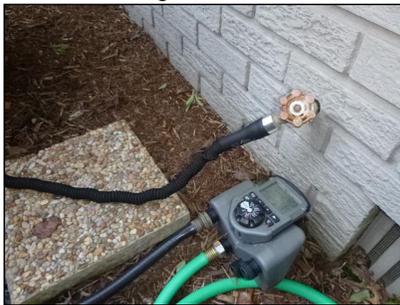
Item 68 - Picture 2



Item 68 - Picture 3

Exterior Hose Faucets

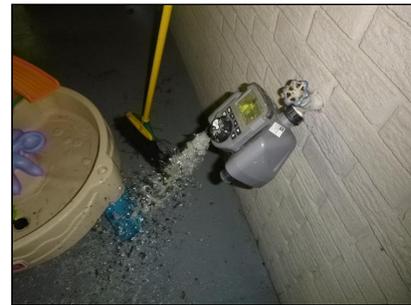
69. **GENERAL NOTE:** The exterior faucets should be shut off on the interior of the building during coldest months to avoid freezing which can lead to burst pipes.



Item 69 - Picture 1



Item 69 - Picture 2



Item 69 - Picture 3

Waste Piping

70. **SERVICE / REPAIR:** Plumbing vent located near pull down stairs is supported with metal strap from rafters but permitted to sway as installed. Recommend having better supported to avoid using for balance and causing it to shift too much.

Consideration Items

Plumbing



Item 70 - Picture 1

Water Heater - Condition

71. **SAFETY / HEALTH:** The water heater thermostat is currently set near or at highest mark and should be turned down to initial setting for safety in normal use. Typically initial setting should produce approximately 120 degree water temperatures.



Item 71 - Picture 1

Water Heater - Safety

72. **GENERAL NOTE:** T/P drain line from water heater has a drain equipped as required and should be checked and cleared of water periodically. Be prepared to collect water from drain valve. Keeping line dry helps reduce potential of rusting and freeze up of safety valve.



Item 72 - Picture 1



Item 72 - Picture 2

Sump / Ejector Pump

73. **GENERAL NOTE:** Ejector pumps at basement locations serving toilets and tubs may require routine drain treatments to help break down solids and hair to avoid clogging motor especially if used frequently. Do not use basement level plumbing fixtures if the power goes out to avoid flooding the tank.

Consideration Items

Plumbing



Item 73 - Picture 1

Electrical

Panel / Disconnect

74. **GENERAL NOTE:** Extra long screws provided are difficult to line up to serve as presently installed.



Item 74 - Picture 1

Switches

75. **GENERAL NOTE:** Switch located in Living Room found to operate part of receptacle located within the room to allow for switching on a lamp when entering.



Item 75 - Picture 1



Item 75 - Picture 2

76. **GENERAL NOTE:** Switch in Basement closet provides power to ceiling fan below porch.

Consideration Items

Electrical



Item 76 - Picture 1



Item 76 - Picture 2

Fixtures

77. **GENERAL NOTE:** Motion sensor / photo cell type light fixtures observed on the exterior. These lights should be verified after dark. Unable to test at time of inspection.



Item 77 - Picture 1



Item 77 - Picture 2

78. **GENERAL NOTE:** Incandescent lights in closets located above or near shelves are a safety concern in the event storage materials fall against hot bulbs. Options are to eliminate or relocate fixtures there or install cooler compact fluorescent bulbs if lighting is necessary.



Item 78 - Picture 1



Item 78 - Picture 2

Comments

79. **GENERAL NOTE:** Surveillance equipment installed on property but not viewed as part of inspection. Have seller give information on system for buyer's reference.

Consideration Items

Electrical



Item 79 - Picture 1

80. **GENERAL NOTE:** House is fitted with security system and appears currently functional. There is no extensive testing done to system during home inspection. Contact a provider to review system if electing to make operational and monitored.



Item 80 - Picture 1

81. **GENERAL NOTES:** Unused electrical located in attic. Possibly run for electric heating in the past.



Item 81 - Picture 1

Heating and Cooling

Air Conditioner

82. **GENERAL NOTE:** Damp conditions in ground by A/C units will be common during hottest times of the year as humidity that was in the home is drained back outside. Efforts to drain further away or manage could be reviewed and corrected by landscaper if electing to reduce moisture in yard. One option to reduce dampness by A/C units is to create a dry well filled with rock to permit added surface area for water to percolate into. Have utility search made before digging.

Consideration Items

Heating and Cooling



Item 82 - Picture 1

83. **GENERAL NOTE:** Temperature difference measured: 15 - 17 degrees, Satisfactory



Item 83 - Picture 1



Item 83 - Picture 2



Item 83 - Picture 3



Item 83 - Picture 4

Filter / Accessories

84. **GENERAL NOTE:** Expandable filter or extra thick media types have an extended period of replacement schedule. Verify last replacement and have media replaced with new one at proper time. Size/type filter(s) is/are 20 x 25 x 4.



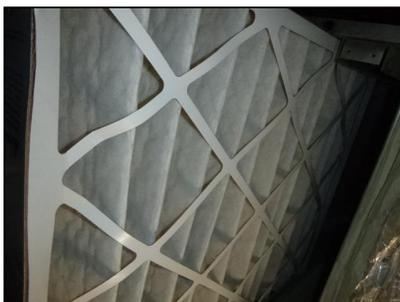
Item 84 - Picture 1



Item 84 - Picture 2



Item 84 - Picture 3



Item 84 - Picture 4

Distribution System

Consideration Items

Heating and Cooling

85. **GENERAL NOTE:** No supply found installed to serve storage closet behind fireplace and whereas it is not technically required, they are often found installed to avoid having assume outside temperatures especially if door remains closed much of the time. Consider having upgraded to serve space. Access from crawlspace is available.



Item 85 - Picture 1



Item 85 - Picture 2

Thermostat

86. **GENERAL NOTE:** Thermostats are a type that uses homes WiFi to program and change settings from a phone app. Seek information from seller if available.



Item 86 - Picture 1

Comments

87. **GENERAL NOTE:** This home has electronic dampers run through two thermostats to help balance main and upstairs levels.



Item 87 - Picture 1



Item 87 - Picture 2

Attic

Attic Insulation

88. **GENERAL NOTE:** Conditions of attic insulation is good for the much of areas surveyed.

Consideration Items

Attic



Item 88 - Picture 1



Item 88 - Picture 2

Rodent / Pests / Insects

89. **GENERAL NOTE:** Appears to have had efforts made to eliminate pest entry into attic spaces. Seek disclosure from seller on this for future reference and have warrantee information provided if available. Trails in insulation from pest activities in attic.



Item 89 - Picture 1



Item 89 - Picture 2



Item 89 - Picture 3



Item 89 - Picture 4



Item 89 - Picture 5

Garage

Passage Doors

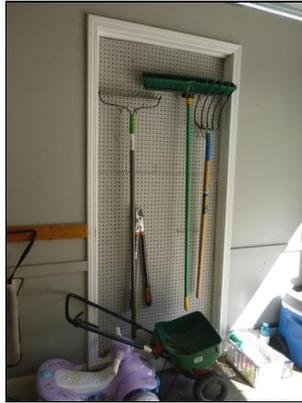
90. **GENERAL NOTE:** Could not verify operation of door to deck from Garage due to refrigerator. Have operation confirmed. ALSO, Suspect that storage area behind fireplace was once accessed from the Garage side.

Consideration Items

Garage



Item 90 - Picture 1



Item 90 - Picture 2

Openers

91. **GENERAL NOTE:** Remote keypad mounted outside of garage provides a method for opening the garage with security of a code. This code number should be provided to buyer or have reprogrammed per manufacturers instructions.



Item 91 - Picture 1

Interiors

Floors

92. **GENERAL NOTE:** Basement flooring appears to have been affected by elevated moisture. Possibly prior to sump pump installation but cannot confirm how well it will perform over time.



Item 92 - Picture 1



Item 92 - Picture 2



Item 92 - Picture 3

Doors

93. **GENERAL NOTE:** Pocket door to Master bathroom has latch on door but no receiver at jamb.

Consideration Items

Interiors



Item 93 - Picture 1

Stairways

94. **GENERAL NOTE:** Headroom less than 6 feet 8 inches in stairway from Basement and from Foyer as measured along plane of leading edge of steps as denoted in code publications. The height measured around 6'-0" and 6'-6" by the measurement definition. Not usually easy to modify due to structural conditions. Aside from obvious condition in taller persons, may contribute to difficulty in moving larger pieces of furniture.



Item 94 - Picture 1



Item 94 - Picture 2



Item 94 - Picture 3

95. **GENERAL NOTE:** Storage areas below stairways are currently required to be finished with at least 1/2 inch drywall installed to all exposed wood surfaces for fire safety. Additionally, no flammable materials should be stored there to avoid resulting in losing primary exiting path during a fire. Although this may not have been a requirement when built or enforced by local authorities, buyers should consider this as a safety upgrade.



Item 95 - Picture 1



Item 95 - Picture 2

Fireplace

Consideration Items

Interiors

96. **GENERAL NOTE:** The fireplace located at Family room is presently set up with artificial gas log set and was tested. Dampers are required to have clamps installed to prevent fully closing (Damper clamp not installed on damper within this fireplace). This manufacturer required clamp is for safety since exhaust gases contain carbon monoxide. (Partially open dampers often responsible for drafts during winter months and clamp could be removed at owner's discretion.) [If electing to convert back to burning real wood, the present burner mechanism will have to be replaced with cast iron burner because artificial burners cannot withstand the heat and abuse of real wood fires.]



Item 96 - Picture 1



Item 96 - Picture 2



Item 96 - Picture 3

Kitchen

Range / Oven / Cooktop

97. **GENERAL NOTE:** The oven was found to be more dirty than commonly found and would recommend having cleaned prior to use to avoid smoking up the place.



Item 97 - Picture 1

Refrigerator

98. **GENERAL NOTE:** Refrigerator though door dispenser functional when tested.



Item 98 - Picture 1

Bathrooms

Vent Fans

Consideration Items

Bathrooms

99. **RECOMMENDED UPGRADE:** The bathroom(s) have operable windows which are approved for ventilation requirements. Exhaust fans can be installed in bathrooms where attic exists above, if electing to have a more practical solution to removing humidify as an upgrade.



Item 99 - Picture 1

Laundry

Dryer

100. **GENERAL NOTE:** This laundry has a 3 prong receptacle to serve the dryer. If you have a newer dryer, they now have a 4 prong plug. Most common remedy is to have cord replaced on dryer to meet the hook up needs. NOTE: If ground and neutral are combined within 3 prong, the safer solution would be to convert to 4 prong to avoid a parallel current flow back to the panel through the ground.



Item 100 - Picture 1