

Trademark Home Inspections

Property Inspection Report



162 Highgrove Dr, Suwanee, GA 30024

Inspection prepared for: Joel Peterson

Real Estate Agent: Florin Popescu - KW Atlanta Partners - South Forsyth

Date of Inspection: 10/2/2020 Time: 9:00 AM

Age of Home: 1998 Size: 4441

Weather: Sunny 60 degrees

Order ID: 14328

Inspector: Glenn Ford

ICA License #15773

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TRADEMARK
HOME INSPECTION CO.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 4 Item: 1	Driveway and Walkway Condition	• <i>Uneven concrete surfaces noted. This is a potential tripping hazard. Recommend review/repair or replacement by qualified contractor.</i>
Page 6 Item: 5	Stairs & Handrail	• <i>Noted the hand rails are loose. In the interest of safety, recommend repair by a qualified contractor.</i>
Page 7 Item: 6	GFCI	• <i>GFCI tripped when tested but would not reset. Recommend review or replacement by qualified electrical contractor.</i> • <i>GFCI did not trip when tested. In the interest of safety, recommend review by qualified electrical contractor.</i>
Page 8 Item: 9	Water Pressure	• <i>High pressure noted at above 80 psi. Recommend 50 to 80 PSI. High water pressure can damage plumbing, faucet valves causing leaking and or dripping faucets. Recommend adjusting and or replacing pressure regulator by qualified plumbing contractor.</i>
Garage		
Page 12 Item: 5	Electrical	• <i>GFCI did not trip when tested. In the interest of safety recommend review by qualified electrical contractor.</i>
Water Heater		
Page 15 Item: 6	Water temperature	• <i>Water temperature noted is extremely hot. Recommend 120° or less for the safety of children. Water temperature can be adjusted at water heater. Recommend review by qualified plumbing contractor.</i>
Attic		
Page 17 Item: 7	Insulation Condition	• <i>Rodent or wildlife trails observed in attic. Recommend a professional Pest or wildlife company to evaluate and monitor for activity. If activity is present...Trapping and sealing to prevent future infestation is recommended.</i>
Heat/AC		
Page 18 Item: 1	Heater Condition	• <i>Functional at the time of the inspection. National average designed life expectancy of furnace is 15-20 years. Budget for possible repair or replacement in the near future.</i>
Page 20 Item: 7	AC Compress Condition	• <i>National average designed life expectancy of AC unit is 10-12 years. Expect replacement in the near future.</i>
Interior Areas		
Page 25 Item: 10	Window Condition	• <i>In the interest of safety and egress, all windows should be operational. At the time of the inspection, the windows were painted/stuck shut.</i>
Kitchen		

Page 29 Item: 6	Plumbing	<ul style="list-style-type: none">• Drain line not installed properly. Possible water leak. Recommend repair by a qualified contractor.
Page 30 Item: 9	GFCI	<ul style="list-style-type: none">• Outlet is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client Present: • Buyer Agent present • Seller present

2. Home Type

Home Type: Single Family Home: • Multi story home

3. Occupancy

Occupancy: Occupied - Furnished

Exterior Areas

1. Doors

Observations:

- *Threshold missing kick plate noted. Kick plate provides additional support for threshold. Recommend installing kick plate by qualified contractor.*



Threshold missing kick plate noted. Kick plate provides additional support for threshold. Recommend installing kick plate by qualified contractor.



Threshold missing kick plate noted. Kick plate provides additional support for threshold. Recommend installing kick plate by qualified contractor.

2. Window Condition

Observations:

- *All window components functional at time of inspection.*
- *Missing screens noted. Recommend repair or replacement by qualified professional.*
- *Moisture damage and wood rot noted. Recommend areas be addressed for repairs to include priming, painting and caulking by qualified contractor.*



Missing screens noted. Recommend repair or replacement by qualified professional.



Moisture damage and wood rot noted. Recommend areas be addressed for repairs to include priming, painting and caulking by qualified contractor. front of home

3. Siding Condition

Materials: No deficiencies noted at time of inspection.

Observations:

- *All siding visually functional at time of inspection except where noted.*

4. Eaves & Facia

Observations: *Eaves and facia visually functional at time of inspection.*

5. Exterior Paint

Observations:

- *Recommendation: All exterior paintable trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.*

Grounds

1. Driveway and Walkway Condition

Materials: Concrete sidewalk noted. • Concrete driveway noted.

Observations:

- *Common settlement cracks noted. Recommend sealing to prevent further expansion.*
- *Uneven concrete surfaces noted. This is a potential tripping hazard. Recommend review/repair or replacement by qualified contractor.*



Common settlement cracks noted. Recommend sealing to prevent further expansion.



Uneven concrete surfaces noted. This is a potential tripping hazard. Recommend review/repair or replacement by qualified contractor.

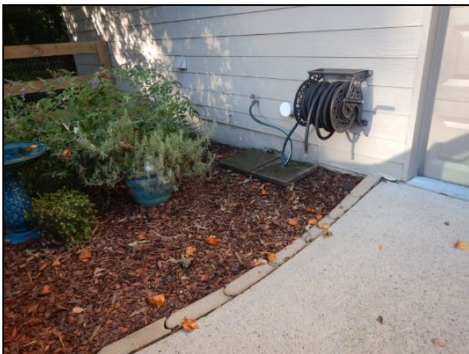


Uneven concrete surfaces noted. This is a potential tripping hazard. Recommend review/repair or replacement by qualified contractor.

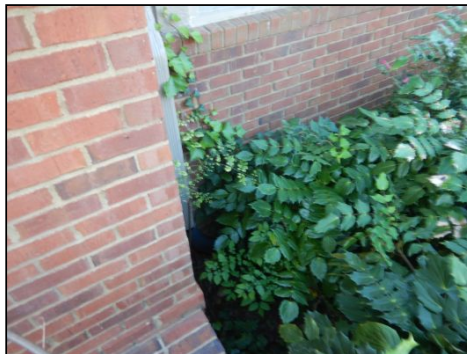
2. Grading

Observations:

- *Improper grading noted. Water can intrude into interior spaces. Recommend qualified professional to address drainage issues.*
- *Drain noted. Keep debris cleared to allow proper drainage.*



Improper grading noted. Water can intrude into interior spaces. Recommend qualified professional to address drainage issues.



Improper grading noted. Water can intrude into interior spaces. Recommend qualified professional to address drainage issues. front of home



Drain noted. Keep debris cleared to allow proper drainage. left side of home

3. Vegetation Observations

Observations:

- *Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Also helps rodent gaining access to roof structure.*
- *Prune vegetation back a minimum of 18 inches away from the structure.*



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Also helps rodent gaining access to roof structure.



Prune vegetation back a minimum of 18 inches away from the structure.

4. Deck

Observations:

- *Improper attachment of ledger board. Ledger board is installed over siding. Recommend review by qualified contractor.*



Improper attachment of ledger board. Ledger board is installed over siding. Recommend review by qualified contractor.

5. Stairs & Handrail

Observations:

- *Improperly notched supports. Recommend review by qualified contractor.*
- *Noted the hand rails are loose. In the interest of safety, recommend repair by a qualified contractor.*



Improperly notched supports. Recommend review by qualified contractor.



Open stair riser noted. No more than 4" between one tread to the next. This is a tripping hazard and child safety issue. This Does not apply to a total rise of 30" or less. Recommend review by qualified general contractor.



Noted the hand rails/stairs are loose. In the interest of safety, recommend repair by a qualified contractor.



Noted the hand rails are loose. In the interest of safety, recommend repair by a qualified contractor.

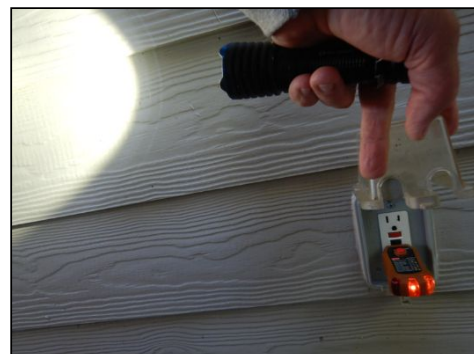
6. GFCI

Observations:

- **GFCI** tripped when tested but would not reset. Recommend review or replacement by qualified electrical contractor.
- GFCI did not trip when tested. In the interest of safety, recommend review by qualified electrical contractor.



GFCI tripped when tested but would not reset. Recommend review or replacement by qualified electrical contractor. rear of home



GFCI did not trip when tested. In the interest of safety, recommend review by qualified electrical contractor. rear of home

7. Main Gas Valve Condition

Materials: Exterior of structure.

Observations:

- *Main gas meter and valve visually functional at time of inspection.*

8. Plumbing

Observations:

- *Waste line clean out noted.*
- *No deficiencies noted at time of inspection.*
- *Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.*



Waste line clean out noted.



Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.

9. Water Pressure

Observations:

- *High pressure noted at above 80 psi. Recommend 50 to 80 PSI. High water pressure can damage plumbing, faucet valves causing leaking and or dripping faucets. Recommend adjusting and or replacing pressure regulator by qualified plumbing contractor.*



High pressure noted at above 80 psi. Recommend 50 to 80 PSI. High water pressure can damage plumbing, faucet valves causing leaking and or dripping faucets. Recommend adjusting and or replacing pressure regulator by qualified plumbing contractor. 105 PSI noted

10. Pressure Regulator

Observations:

- *Could not locate pressure regulator at time of inspection. Recommend review with seller for disclosure or plumbing contractor for location.*



Could not locate pressure regulator at time of inspection. Recommend review with seller for disclosure or plumbing contractor for location. noted main water shut off in office closet.

11. Exterior Faucet Condition

Observations:

- *No deficiencies noted at time of inspection.*

12. Gate Condition

Materials: Wood

Observations:

- *No deficiencies noted at time of inspection.*

13. Fence / Wall Condition

Materials: Wood

Observations:

- *Fence appears in good shape for age and wear*

14. Vents

Observations:

- *Vent flapper stuck open or missing noted. This may invite insect activity such as bees nest. This also can be a potential fire hazard. In the interest of safety, Recommend repair or replacement by qualified contractor.*



Vent flapper stuck open or missing noted. This may invite insect activity such as bees nest. This also can be a potential fire hazard. In the interest of safety, Recommend repair or replacement by qualified contractor.

15. Termite

Observations:

- *Termite bait system noted. Recommend reviewing disclosure statement or consulting current owners for contracts or transfers of policies.*



Termite bait system noted. Recommend reviewing disclosure statement or consulting current owners for contracts or transfers of policies.

Roof

1. Roof Condition

Materials: Roof was not mounted nor inspected at roof level. Drone technology was used to capture the over all condition of the roof however close proximity defects may not have been detected and a professional roofer is recommended prior to making your final purchase decision.

Materials: Architectural shingles noted. 25-30 year product

Observations:

- *Roof visually functional with no deficiencies noted at time of inspection.*

2. Flashing

Observations:

- *Flashing visually functional with no deficiencies noted at time of inspection.*

3. Chimney

Observations:

- *Chimney visually functional with no deficiencies noted at time of inspection.*

4. Spark Arrestor

Observations:

- *Rain cap visually functional with no deficiencies noted at time of inspection.*

5. Vent Caps

Observations:

- *No deficiencies noted at time of inspection.*

6. Gutter

Observations:

- *Gutter filled with debris. This can cause inefficiency of gutter system and potentially cause water damage to fascia. Recommend clearing debris by qualified contractor.*
- *Recommend adding gutter guards to prevent gutters getting filled with debris.*
- *Recommend adding extensions to downspouts when possible to divert water away from foundation.*
- *Gutter discharges over roof materials, this may limit the life of these materials. Recommend review by a qualified contractor.*



Gutter discharges over roof materials, this may limit the life of these materials. Recommend review by a qualified contractor.



Gutter filled with debris. This can cause inefficiency of gutter system and potentially cause water damage to fascia. Recommend clearing debris by qualified contractor.

Garage

1. Walls

Observations:

- *No deficiencies noted at time of inspection.*
- *Visible areas observed were functional. Entire area not visible at time of inspection.*



Visible areas observed were functional. Entire area not visible at time of inspection.

2. Anchor Bolts

Observations:

- *The anchor bolts were not visible, obscured by wall.*

3. Floor Condition

Materials: Painted concrete floors noted

Observations:

- *Visible areas observed were functional. Entire area not visible at time of inspection.*
- *Common settlement cracks noted. Recommend sealing to prevent further expansion.*



Common settlement cracks noted. Recommend sealing to prevent further expansion.

4. Rafters & Ceiling

Observations:

- *Limited review due to finished ceilings at time of inspection.*

5. Electrical

Observations:

- *GFCI did not trip when tested. In the interest of safety recommend review by qualified electrical contractor.*



GFCI did not trip when tested. In the interest of safety recommend review by qualified electrical contractor.

6. Fire Door

Observations:

- *Visually functional at time of inspection.*

7. Garage Door Condition

Observations:

- *No deficiencies noted at time of inspection.*

8. Garage Door Parts

Observations:

- *Spring pad pulling away from wall. Recommend properly securing to prevent damage to the door. noted both sides.*



spring pad pulling away from wall. Recommend properly securing to prevent damage to the door. noted both sides.

9. Garage Opener Status

Observations:

- *Functioned properly when tested at time of inspection.*

10. Garage Door's Reverse Status

Observations:

- *Eye beam system functioned properly at time of inspection.*
- *Due to possible damage to garage door, inspector does not test door pressure reverse system.*

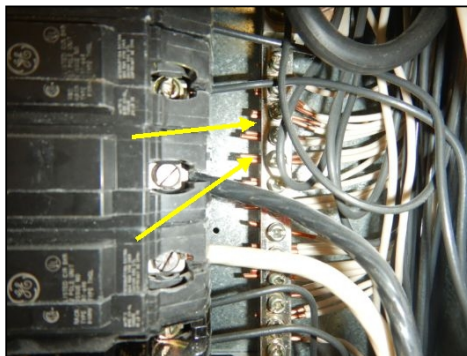
Electrical

1. Electrical Panel

Location: Panel box located in basement.

Observations:

- *Double tapped neutrals on bus bar. Possible arcing issue. Recommend repair by qualified electrical contractor.*



Double tapped neutrals on bus bar. Possible arcing issue. Recommend repair by qualified electrical contractor.

2. Main Amp Breaker

Observations:

- *150 amp main breaker noted on exterior side of home.*



150 amp main breaker noted on exterior side of home.

3. Breakers in off position

Observations:

- **0 breaker in the off position noted.*

4. Cable Feeds

Observations:

- *There is an underground service lateral noted.*

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- *No deficiencies noted at time of inspection.*

Water Heater

1. Base

Observations:

- *No overflow pan noted. Pan is suggested for leakage of water heater. Recommend review or installing by qualified plumbing contractor.*



No overflow pan noted. Pan is suggested for leakage of water heater. Recommend review or installing by qualified plumbing contractor.

2. Heater Enclosure

Observations:

- *No deficiencies noted at time of inspection.*

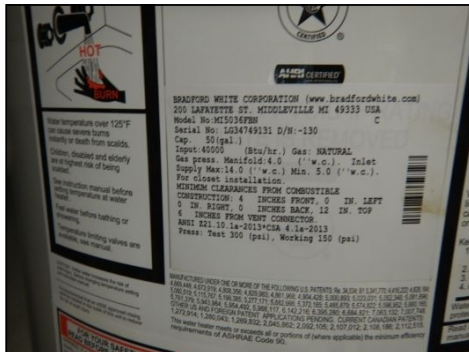
3. Water Heater Condition

Heater Type: Electric water heater noted.

Location: The heater is located in the basement.

Observations:

- *No major system safety or function concerns noted at time of inspection.*



DATA PLATE: 50 Gallon water heater manufactured in 2014. National average life expectancy of a water heater is 10-12 years. If within years stated or beyond budget for possible repair or replacement in the near future.

4. TPRV

Observations:

- *No deficiencies noted at time of inspection.*

5. Plumbing

Materials: Copper

Observations:

- *No deficiencies observed at the visible portions of the supply piping.*
- *Plumbing with **expansion tank**/relief valve noted.*

6. Water temperature

Observations:

- *Water temperature noted is extremely hot. Recommend 120° or less for the safety of children. Water temperature can be adjusted at water heater. Recommend review by qualified plumbing contractor.*



*Water temperature noted. This is extremely hot. Recommend 120° or less for the safety of children. Water temperature can be adjusted at water heater. Recommend review by qualified plumbing contractor.

Attic

1. Access

Observations:

- *Attic access not insulated and should be addressed for energy efficiency.*



Attic access not insulated and should be addressed for energy efficiency.

2. Structure

Observations:

- *Attic structure in sound and in good condition with no signs of past or active leaks at time of inspection.*
- *Construction gap observed. Recommend sealing to prevent moisture intrusion and wildlife entry. Recommend review and repair by qualified contractor.*



Construction gap observed. Recommend sealing to prevent moisture intrusion and wildlife entry. Recommend review and repair by qualified contractor.



Construction gap observed. Recommend sealing to prevent moisture intrusion and wildlife entry. Recommend review and repair by qualified contractor. rear of home

3. Ventilation

Observations:

- *No deficiencies noted at time of inspection.*
- *Soffit vents noted.*
- *Ridge vents noted.*

4. Duct Work

Observations:

- *No deficiencies noted at time of inspection.*

5. Electrical

Observations:

- *Visible areas observed were functional. Entire area not visible at time of inspection.*

6. Attic Plumbing

Observations:

- *No deficiencies noted in plumbing vent piping.*

7. Insulation Condition

Materials: Blown in insulation noted.

Observations:

- *Insulation adequate at time of inspection.*
- *Rodent or wildlife trails observed in attic. Recommend a professional Pest or wildlife company to evaluate and monitor for activity. If activity is present... Trapping and sealing to prevent future infestation is recommended.*



Rodent or wildlife trails observed in attic. Recommend a professional Pest or wildlife company to evaluate and monitor for activity. If activity is present... Trapping and sealing to prevent future infestation is recommended.

8. Chimney

Observations:

- *No deficiencies noted at time of inspection.*

9. Exhaust Vent

Observations:

- *Exhaust vents routed to the exterior noted. Functional at time of inspection.*

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

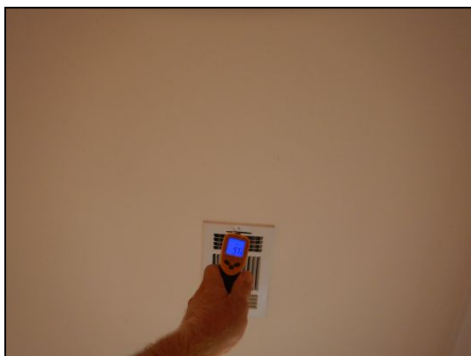
1. Heater Condition

Materials: The furnace is located in the attic. • The furnace is located in the basement.

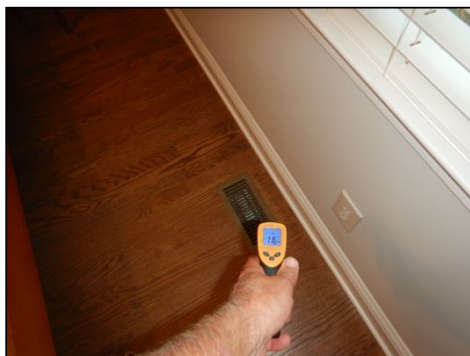
Materials: Gas fired forced hot air. • Heat pump noted.

Observations:

- *Functional at the time of the inspection. National average designed life expectancy of furnace is 15-20 years. Budget for possible repair or replacement in the near future.*



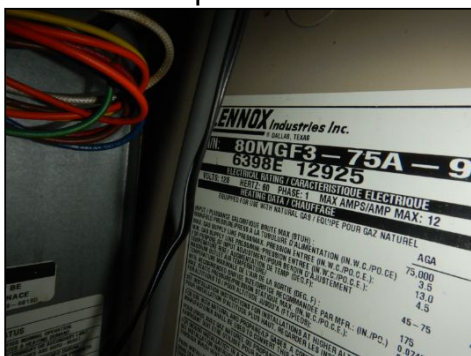
Acceptable heat reading noted at time of inspection. basement



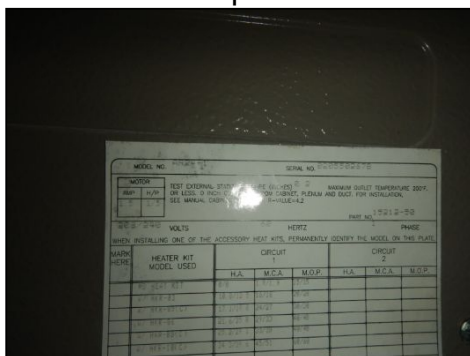
Acceptable heat reading noted at time of inspection. main



Acceptable heat reading noted at time of inspection. upstairs



DATA PLATE: Furnace (air handler) manufactured in 1998. National average life expectancy of furnace is 15-20 years. However, this average varies according to the quality of the unit, how frequently it's used, and whether it's properly maintained. If within years stated or beyond budget for possible repair or replacement in the near future.



DATA PLATE: Furnace (air handler) manufactured in 2002. National average life expectancy of furnace is 15-20 years. However, this average varies according to the quality of the unit, how frequently it's used, and whether it's properly maintained. If within years stated or beyond budget for possible repair or replacement in the near future.



DATA PLATE: Furnace (air handler) manufactured in 1998. National average life expectancy of furnace is 15-20 years. However, this average varies according to the quality of the unit, how frequently it's used, and whether it's properly maintained. If within years stated or beyond budget for possible repair or replacement in the near future.

2. Heater Base

Observations:

- No deficiencies noted at time of inspection.
- Kill switch noted on drain pan.

3. Enclosure

Observations:

- Enclosure rusty, dusty/dirty. Dirty enclosure suggest a lack of proper maintenance. Recommend review by qualified HVAC contractor.



Enclosure rusty, dusty/dirty. Dirty enclosure suggest a lack of proper maintenance.

Recommend review by qualified HVAC contractor.



Enclosure rusty, dusty/dirty. Dirty enclosure suggest a lack of proper maintenance.

Recommend review by qualified HVAC contractor.

4. Venting

Observations:

- *Vent has proper clearance from combustibles.*

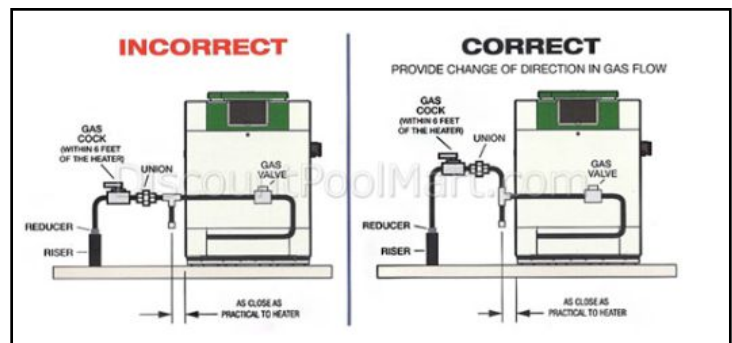
5. Gas Valves

Observations:

- *Improper sediment trap noted at time of inspection. Sediment traps do as name notes, they trap sediment before it enter water heaters or HVAC systems and help prolong life. Recommend correction by qualified HVAC contractor.*



Improper sediment trap noted at time of inspection. Sediment traps do as name notes, they trap sediment before it enter water heaters or HVAC systems and help prolong life. Recommend correction by qualified HVAC contractor.



6. Refrigerant Lines

Observations:

- *Insulation is deteriorated at refrigerant lines. This may effect the efficiency of unit. Recommend repairing or replacing by qualified HVAC contractor.*



Insulation is deteriorated at refrigerant lines. This may effect the efficiency of unit. Recommend repairing or replacing by qualified HVAC contractor.



Insulation is deteriorated at refrigerant lines. This may effect the efficiency of unit. Recommend repairing or replacing by qualified HVAC contractor.

7. AC Compress Condition

Compressor Type: Electric AC Compressor

Observations:

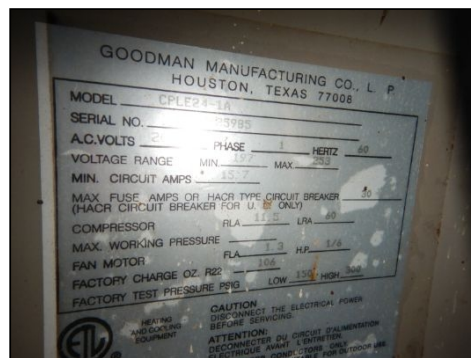
- *Functional at the time of inspection.*
- *System inspected accepts only R22 refrigerant. After R22 becomes illegal on January 1, 2020, it will become much more difficult (and expensive) to get R22. As a result, repairing older R22 systems will become expensive when the repair requires adding refrigerant to the system. Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant.*
- *National average designed life expectancy of AC unit is 10-12 years. Expect replacement in the near future.*



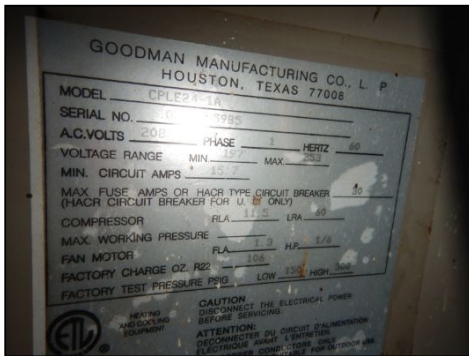
Compressor unit is a 2.5 ton system manufactured in 2019.



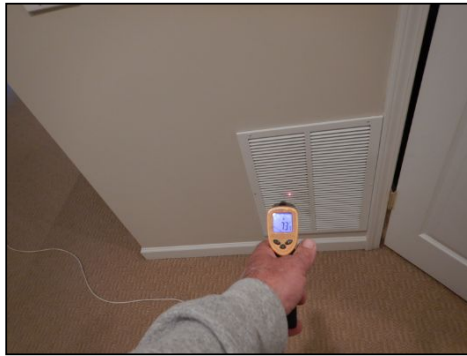
Compressor unit is a 2.5 ton system manufactured in 2014.



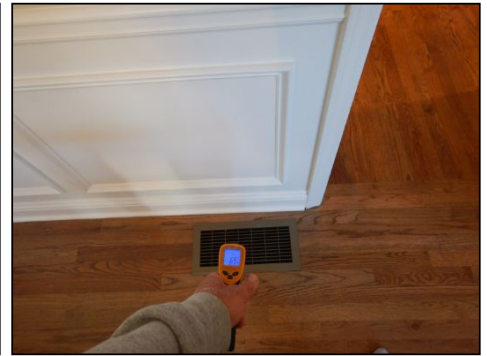
Compressor unit is a 2 ton system manufactured in 2002.



System inspected accepts only R22 refrigerant. After R22 becomes illegal on January 1, 2020, it will become much more difficult (and expensive) to get R22. As a result, repairing older R22 systems will become expensive when the repair requires adding refrigerant to the system. Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant.



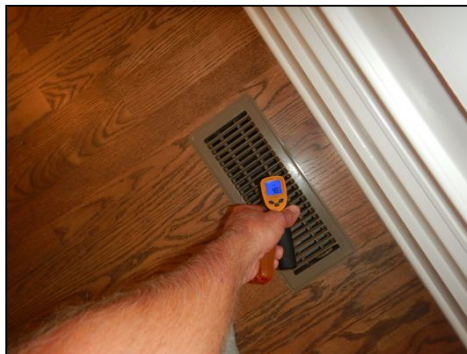
basement



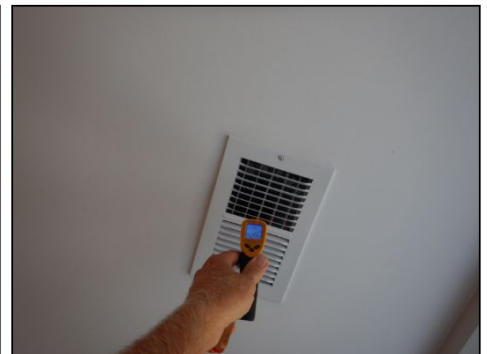
main



upstairs.



Acceptable AC reading noted. The temp differential should be 14-16 degrees from the return to the register based on industry guidelines which they are. main



Acceptable AC reading noted. The temp differential should be 14-16 degrees from the return to the register based on industry guidelines which they are. upstairs

8. Air Supply

Observations:

- *No deficiencies noted at time of inspection.*

9. Registers

Observations:

- *Review this section for minor deficiencies.*

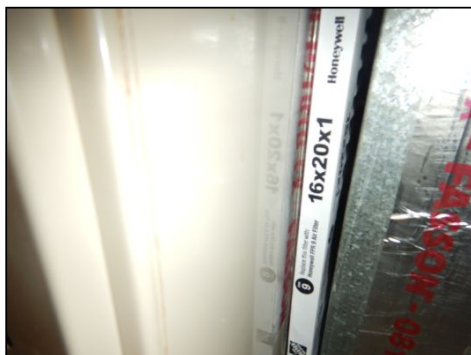


10. Filters

Location: Located beside the heater cabinet

Observations:

• *MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.*



Filter functional at time of inspection. 16x20x1 attic



Filter functional at time of inspection.

11. Thermostats

Observations:

• *Functional at the time of inspection.*

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- *Cabinets visually functional but due show some cosmetic wear and tear at time of inspection.*
- *All cabinets visually functional condition at time of inspection.*

2. Counters

Observations:

- *All counter tops visually functional at time of inspection.*
- *Normal wear noted for the age of the counter tops.*

3. Ceiling Fans

Observations:

- *Ceiling fan functioned properly at time of inspection.*

4. Door Bell

Observations:

- *Functioned properly at time of inspection.*

5. Doors

Observations:

- *Door stop missing on several doors in the home. Recommend installing door stop to prevent damage to wall.*

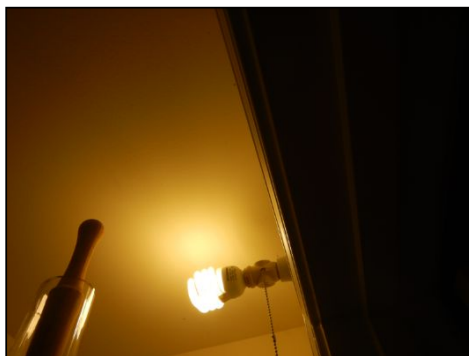


Door stop missing on several doors in the home. Recommend installing door stop to prevent damage to wall.

6. Electrical

Observations:

- *Visible outlets observed were functional. All outlets not visible not tested at time of inspection.*
- *FIRE HAZARD: No globe at closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor.*

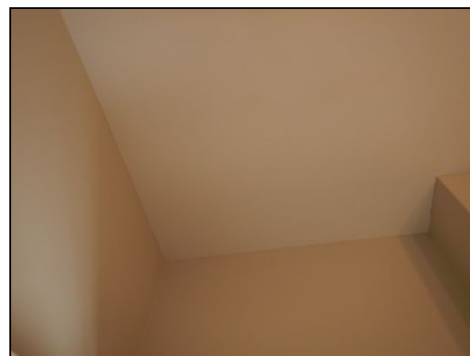
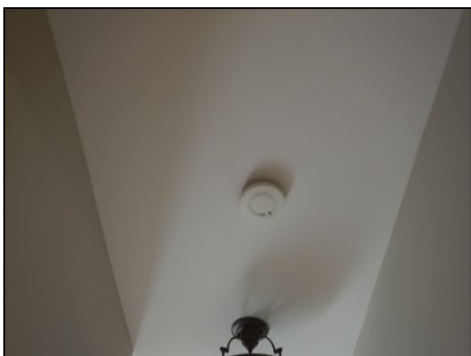


FIRE HAZARD: No globe at closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor.

7. Smoke Detectors

Observations:

- *Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. Smoke & CO detectors last 6-10 years and recommend replacing as needed for safety.*
- *No visible smoke detectors in areas. In the interest of safety, recommend installing smoke detectors in all bedrooms, hallways and basements.*
- *SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly. Recommend having a detector on each floor of the home.*



Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection.

Battery operated smoke alarms should be checked routinely and the batteries changed frequently. Smoke & CO detectors last 6-10 years and recommend replacing as needed for safety.

No visible smoke detectors in areas. In the interest of safety, recommend installing smoke detectors in all bedrooms, hallways and basements. BEDROOMS

8. Stairs & Handrail

Observations:

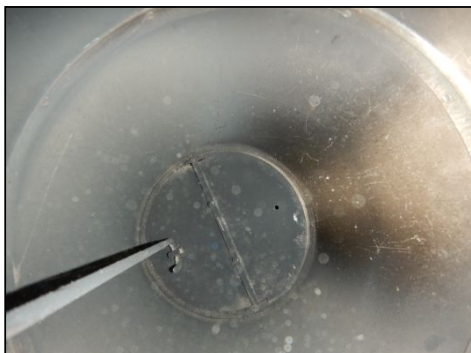
- *Stairs and handrail in functional condition at time of inspection.*

9. Fireplace

Materials: Living Room

Observations:

- *Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).*
- *Damper worked properly at time of inspection, but missing damper clamp. This device is used when gas fireplace is in use. It prevents carbon monoxide from entering the home. Recommend installing by a qualified contractor.*
- *Fireplace visually functional at time of inspection except where noted.*



Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at

www.csia.org/pressroom/press-inspection-levels-explained.htm.

It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Damper worked properly at time of inspection, but missing damper clamp. This device is used when gas fireplace is in use. It prevents carbon monoxide from entering the home. Recommend installing by a qualified contractor.

example.

10. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- *In the interest of safety and egress, all windows should be operational. At the time of the inspection, the windows were painted/stuck shut.*



In the interest of safety and egress, all windows should be operational. At the time of the inspection, the windows were painted/stuck shut. Noted several in the home, not all pictured.

11. Wall Condition

Materials: Drywall walls noted.

Observations:

- *Walls visually functional but do show some cosmetic wear due to age at time of inspection except where noted.*

12. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *All ceilings visually functional at time of inspection.*

13. Floor Condition

Observations:

- *Floors visually in good condition at time of inspection.*

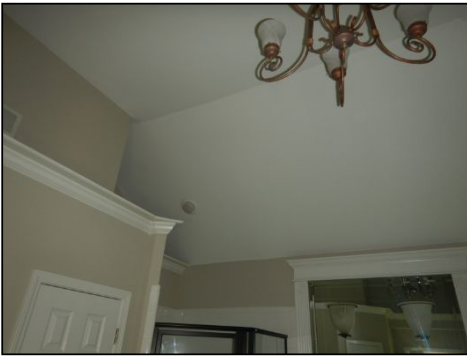
Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Exhaust Fan

Observations:

- *Exhaust fan did not function properly at time of inspection. Recommend review or replacement by qualified electrical contractor.*
- *No exhaust vent noted. Due to the age of the home, windows are acceptable means of bathroom ventilation.*



No exhaust vent noted. Due to the age of the home, windows are acceptable means of bathroom ventilation. master



Exhaust fan did not function properly at time of inspection. Recommend review or replacement by qualified electrical contractor. JJ bath

2. Plumbing

Observations:

- *Corrugated drain pipe noted. Recommend replacement to prevent clogging of drain pipe by qualified plumbing contractor.*



Corrugated drain pipe noted. Recommend replacement to prevent clogging of drain pipe by qualified plumbing contractor. right upstairs bath

3. Showers

Observations:

- *All showers functioned properly at time of inspection.*

4. Shower Walls

Observations:

- *All shower walls visually functional at time of inspection.*

5. Bath Tubs

Observations:

- *All tubs and overflows functioned properly at time of inspection.*
- *Whirlpool tub and overflow drain functioned properly at time of inspection except where noted.*

6. Enclosure

Observations:

- *All shower enclosure functional at the time of the inspection.*

7. Sinks

Observations:

- *Faucet functioned properly but drain stopper missing or not operational. Could not test overflow at time of inspection.*



Faucet functioned properly but drain stopper missing or not operational. Could not test overflow at time of inspection. JJ bath

8. Toilets

Observations:

- *All toilets operated and functioned properly at time of inspection.*

9. GFCI

Observations:

- *GFCI receptacles tested and functional.*

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cook top condition

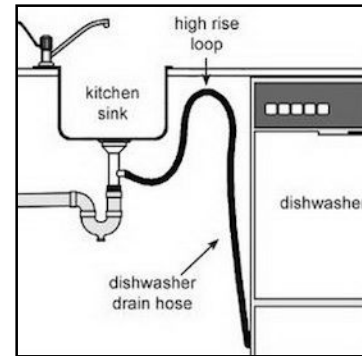
Observations:

- *All burners functioned properly at time of inspection.*

2. Dishwasher

Observations:

- *No visible air gap/high loop at dishwasher drain line, it is to keep sewer gases from entering the dishwasher. recommend repair by a qualified contractor.*
- *Dishwasher functioned properly at time of inspection.*



example.

No visible air gap/high loop at dishwasher drain line, it is to keep sewer gases from entering the dishwasher. recommend repair by a qualified contractor.

3. Garbage Disposal

Observations:

- *Disposal not recommend with septic system.*
- *No disposal installed at time of inspection.*

4. Microwave

Observations:

- *Microwave functioned properly at time of inspection.*

5. Oven & Range

Observations:

- *Oven(s) functioned properly at time of inspection.*

6. Plumbing

Observations:

- *Drain line not installed properly. Possible water leak. Recommend repair by a qualified contractor.*



Drain line not installed properly. Possible water leak. Recommend repair by a qualified contractor.

7. Sinks

Observations:

- *Slow drain at sink with gurgling which may indicate drain line needs cleaning and/or drain not properly vented. Recommend review and repair by qualified plumbing contractor.*



Slow drain at sink with gurgling which may indicate drain line needs cleaning and/or drain not properly vented. Recommend review and repair by qualified plumbing contractor. basement

8. Vent Condition

Materials: Recirculating

Observations:

- *Vent functioned properly at time of inspection.*
- *Exterior vented fan is recommended where gas appliances are in place.*

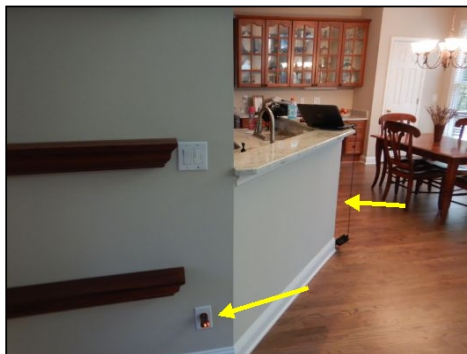


Exterior vented fan is recommended where gas appliances are in place.

9. GFCI

Observations:

- *Outlet is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.*



Outlet is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.

Laundry

1. Dryer Vent

Observations:

- *Limited view but recommend cleaning regularly to prevent potential fire hazard.*



Limited view but recommend cleaning regularly to prevent potential fire hazard.

2. Electrical

Observations:

- *4 prong dryer outlet noted.*



4 prong dryer outlet noted.

3. GFCI

Observations:

- *Outlet is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.*



Outlet is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.

4. Plumbing

Observations:

- *Plumbing and drainage visually functional at time of inspection.*

Basement

1. Insulation

Observations:

- *Full view of foundation insulation was not available due to finished areas. Visible portions in satisfactory condition.*

2. Stairs

Observations:

- *No deficiencies noted at time of inspection.*

3. Railings

Observations:

- *Handrail visually functional with no deficiencies noted at time of inspection.*

4. Framing

Observations:

- *Limited view due to insulation. Visible portions visually functional at time of inspection.*
- *Limited view due to finished areas. Visible portions visually functional at time of inspection.*

5. Foundation Walls

Observations:

- *Efflorescence noted. This is a mineral deposit left behind from exterior water intrusion. Recommend review by qualified contractor.*



Repair may have been made to foundation wall near chimney. Recommend asking seller for disclosure.



Efflorescence noted. This is a mineral deposit left behind from exterior water intrusion. Recommend review by qualified contractor.

6. Basement/Crawlspace Ductwork

Observations:

- *Ductwork visually functional at time of inspection.*

7. GFCI

Observations:

- *No deficiencies noted at time of inspection.*

8. Electrical

Observations:

- *No deficiencies noted at time of inspection.*

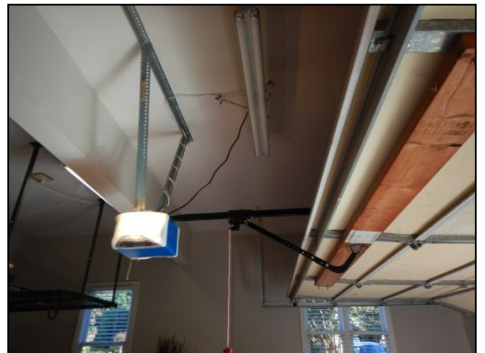
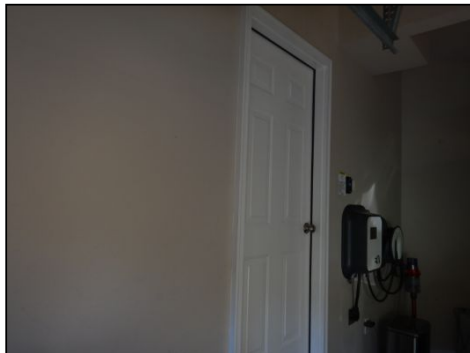
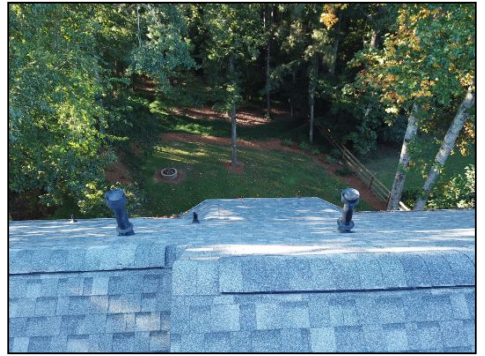
9. Floor

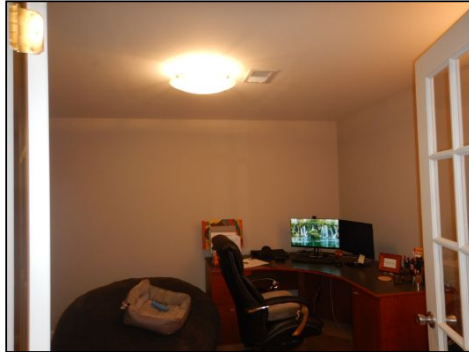
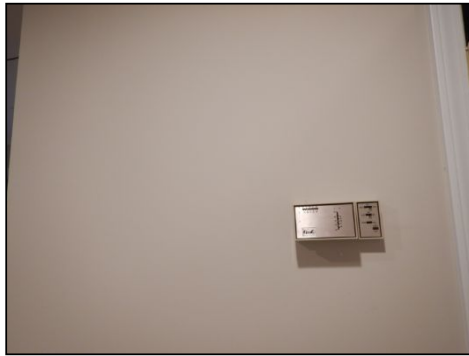
Observations:

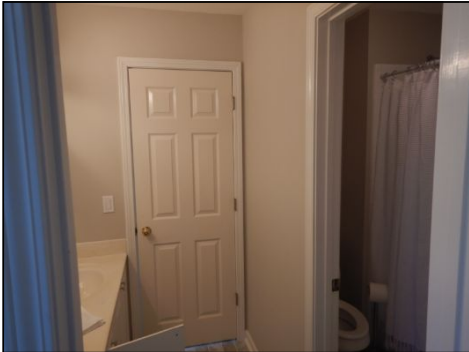
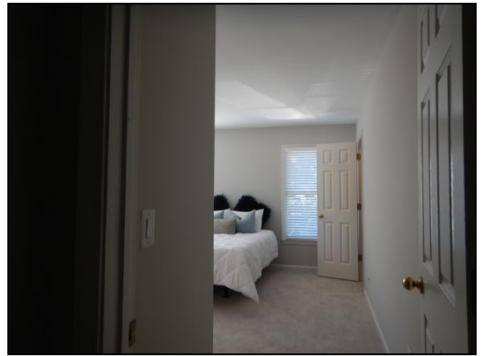
- *Limited view due to finished areas.*

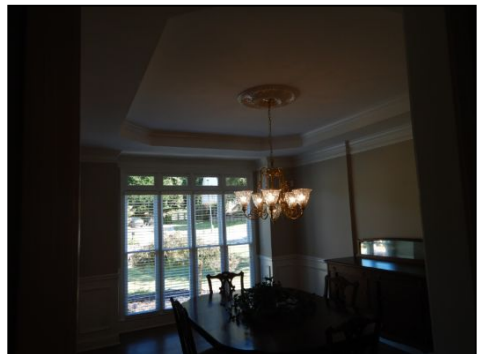
Notes

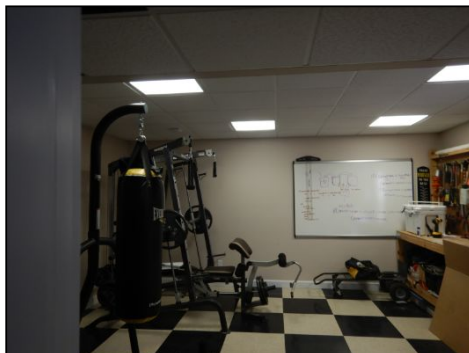
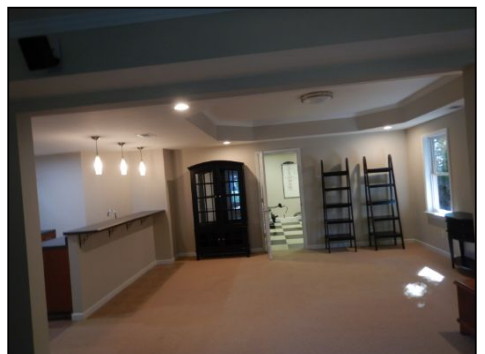
Photos

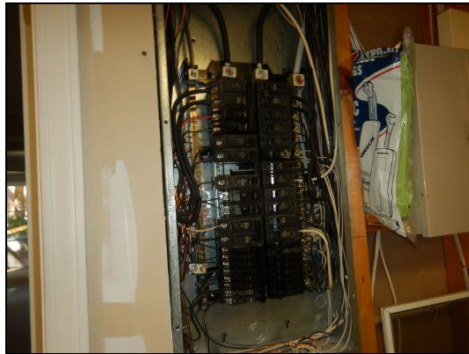












Glossary

<i>Term</i>	<i>Definition</i>
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.