



SafeHarbor Inspection Group

Residential and Commercial Property Inspection

www.AtlantaHomeInspection.net



Building Inspection Report

Prepared For

Chase Shy

Property Address:

229 Kirkwood Rd NE

Atlanta GA 30317



Prepared By

SafeHarbor Inspection Group

Jeff Kinton

1579 Monroe Dr, Ste F, 309

Atlanta, GA 30324

THE HOUSE IN PERSPECTIVE

This appears to be a fairly well built 36 year old structure (reported age). The components of the home are of good quality for the time period it was built. The maintenance of the home appears to have been fairly good in the past. Several repairs are needed, however, to bring the home to within acceptable standards. As with all homes, ongoing maintenance will be required and regular servicing of the systems will be needed over time. The repairs and improvements that are recommended in this report are not considered unusual for a home of this age and location.

GLOSSARY

The following action types will be used in the report at the beginning of each comment to notate the different levels of attention needed:

Concern: a deficiency in a system or component rendering it to be unsafe or in a state of disrepair. These issues should be corrected immediately and may involve significant expense.

Safety Issue: a repair item that relates to the overall safety of the home's occupants and needs prompt attention and repair.

Repair: a deficiency in a system or component that is in need corrective measures to ensure proper and reliable operation.

Improve: a future action item indicating minor adjustments or improvements that are recommended but not immediate in nature.

Monitor: a suggestion that the monitoring of a component or system in the home is recommended to determine if future repairs are necessary.

Please note that all comments and observations are based on the visual condition of the property at the time of the inspection only. After further investigation it may be found that these conditions may be more serious than previously assessed. All observations made in the report should be interpreted as a basis for further investigation and should not be used solely for the purpose of determining repairs that should or should not be performed by the seller. The orientation of the directions mentioned in the report (left, right, front, rear) are to be interpreted as if you are facing the structure from the front door.

THE SCOPE OF THE INSPECTION

It is the goal of the inspection to put the purchaser in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Although some references to "code" may be made in this report, the inspection specifically excludes compliance of the property, with any building, fire, or other applicable codes or laws. Use of this report for any reason constitutes acceptance of the terms contained in the "Inspection Agreement", also referenced as Appendix B. Please refer to this contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Mostly sunny weather conditions prevailed at the time of the inspection. The estimated outside temperature was 80 to 85 degrees F. Weather conditions leading up to the inspection have been relatively wet.

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Summary



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Customer
Chase Shy

Address
229 Kirkwood Rd NE
Atlanta GA 30317

Repair Items

Structural: Floor Structure

1. **Repair:** Damaged subflooring (supporting layer of flooring above floor joists and below finish flooring) was noted under the kitchen. This material should be re-supported or otherwise replaced as needed to reduce the risk of floor settlement.

Roofing: Shingles / Membrane

2. **Concern:** Overall, the roofing is nearing the end of its useful life as indicated by brittle and curling shingles. The roof should be monitored closely for leaks and budgeted for replacement in the very near future. Recommend removing all previous layers of roofing material and replacing all old flashings when the roof is replaced. Replace all damaged sections of roof decking as needed.
3. **Monitor, Possible Repair:** Signs of previous leaks were noted in the roof framing (e.g. at the rear shed). Consult with the seller concerning the history of all leakage encountered in the roofing system and previous repairs performed to correct these conditions. If these repairs have not been made, a qualified roofer should investigate the flashing and shingles in the area(s) and make repairs as necessary. All flashing and roofing components should be monitored in the future for further leakage and repaired as necessary.

Roofing: Flashings

4. **Repair:** A loose and open flashing component was noted at the rear roof, which should be re-nailed and sealed by a qualified roofing contractor to prevent leakage. All roofing shingles and flashing components should be examined and sealed as necessary. All exposed nail heads should be caulked.

Roofing: Gutters / Downspouts

5. **Repair:** The gutters as noted at the front of the house are loose and do not appear to have sufficient slope to drain properly. The slope should be adjusted to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry or water damage. All gutters should be checked and cleaned for proper function.

Exterior Veneer: General

- 6. Repair:** Evidence of active or past water intrusion through the rear shed as indicated by stains on the flooring. A qualified contractor should assess this condition and make recommendations for repair. Damaged components should be replaced as needed.

Exterior Veneer: Siding / Trim Eaves

- 7. Repair:** Signs of rot were observed at the rear deck trim, rear roof trim, and at the rear shed as noted, which should be repaired by a qualified carpenter. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and wood trim and control of water from roof or surface runoff can avoid further damage. The carpenter should check all exterior wood components for further damage and repair as necessary.
- 8. Monitor, Future Repair:** Areas of wood distress and mild rot were noted in some wood components as noted at the front roof trim, and rear siding adjacent to the deck, which should be repaired as needed when repainting. After repair of the damaged areas, control of water runoff from roof surfaces and monitoring of the gutters can prevent further damage.
- 9. Monitor, Future Repair:** Minor areas of wood distress and mild rot were noted at the right side wood siding and trim, which have been puttied and painted over. This is a temporary repair and should be addressed in the near future/when repainting. All damaged wood should be replaced and repainted for proper protection against further damage to surrounding components.

Exterior: Windows / Doors

- 10. Repair:** Inoperative exterior door locks as noted at the front storm door should be repaired or replaced for proper locking of the door.

Exterior: Decks

- 11. Repair:** Signs of rot were observed in the floor boards and railing of the deck structure. All damaged members should be replaced or otherwise re-supported with new wood. Following repair of the damaged areas, proper staining and weather protection of the wood and control of water from roof or surface runoff can avoid further damage.
- 12. Repair, Safety Issue:** The deck railing as noted is loose and needs repair. Strengthening of the posts by bolting or other means of support would resist further movement.
- 13. Repair:** The grade is in contact with the base of the support wood posts for the deck, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.

Exterior: Driveway / Sidewalks

- 14. Monitor, Future Repair:** The front walkway and driveway has heaved and cracked in some areas as noted and will need repair or replacement in the future.

Electrical: Outlets

- 15. Repair, Safety Issue:** Missing outlet and switch cover plates as noted in the rear shed and in the crawlspace (next to furnace) should be replaced as needed to avoid a shock hazard.
- 16. Repair:** Loose outlets as noted in the kitchen (marked with orange dot) should be tightened to prevent the loosening of the wiring connections in the future.

Electrical: Lighting

- 17. Repair:** Loose light fixtures as noted in the attic should be tightened and properly mounted to prevent exposure of the wiring and loosening of wiring connections.
- 18. Monitor, Future Repair:** The ceiling fan in the dining room is noisy and may need repair and/or lubrication in the future for continued operation.

Cooling: Central Air System

- 19. Monitor, Possible Repair:** The air conditioning system should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Coolant levels should be checked for proper levels and operation, and the condensate lines should be checked and cleared as needed. Check with the seller concerning all previous service records.

Heating: Furnace / Air Handler

- 20. Repair, Safety Issue:** The heating system should also be serviced and cleaned along with the cooling system (see "Cooling" Section). The heat exchangers should be checked for cracks. The gas venting system should also be checked for proper safety. Check with the seller concerning all previous service records.

Heating: Combustion / Exhaust

21. **Repair, Safety Issue:** Poor exhaust flue connections as noted in the crawlspace where the horizontal flue meets the vertical flue should be improved immediately by screwing and sealing all open joints. Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions. Additionally sticks were noted inside the flue, which suggest that birds have been nesting in the flue from the roof. The entire flue system should be reviewed by a qualified HVAC technician to prevent future animal intrusion.
22. **Repair, Safety Issue:** Damaged and rusted flue vent piping was noted for the furnace in the crawlspace. Rust in these vents may indicate that they are not venting properly. Open piping and connections also risk flue gas and carbon monoxide leakage or other unsafe conditions. A qualified heating and air conditioning service company should assess these conditions and make repairs as necessary. All damaged piping sections should be replaced as necessary. All connections should be properly secured and sealed.

Plumbing: Supply Piping

23. **Repair, Safety Issue:** The gas supply line serving the cooktop is flexible piping which passes through the cabinetry without protection. This piping runs the risk of being damaged by the edge of the cabinet and should be replaced with rigid pipe or otherwise protected to prevent future leaks.

Plumbing: Waste / Vent Piping

24. **Monitor, Future Repair:** Old cast iron waste piping components as noted will need replacement in the future to prevent blockages in the lines and leakage at the joints. If the old cast iron piping remains underground to the main sewer outfall, consider having a plumber check the line before closing for potential blockages and/or damage.
25. **Monitor, Possible Repair:** An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.

Plumbing: Sinks / Faucets

26. **Repair:** The sink stopper located in the bathroom is missing and needs repair or replacement altogether.

Plumbing: Tubs / Showers

27. **Repair:** The tub stopper in the bathroom is missing and needs repair or replacement altogether.

Plumbing: Exterior Hose Faucets

28. **Improve:** Single family homes should not have less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure as specified by current codes. This condition should be corrected by adding a hose bib at the rear wall as needed. Currently a hose is running from the front faucet through the crawlspace to the rear of the house.

Plumbing: Water Heaters

29. **Repair, Safety Issue:** For enhanced safety, it is recommended that the improper connections at the water heater venting system be improved by properly sealing and securing the joints with screws as opposed to foil as noted.

Insulation / Ventilation: Crawlspace

30. **Possible Repair, Safety Issue:** Slight indications of possible mold and/or mildew growth were noted on the joists in the crawlspace which can promote bacteria causing agents to infiltrate living areas. Proper ventilation and storm water control (see "Roofing" and "Exterior" Sections) will help control humidity and reduce the potential for mildew, rot, and termite infestations. If this condition is a health concern for occupants, consider engaging an indoor air specialist for further evaluation. A mold assessment is not included in this inspection.
31. **Repair, Safety Issue:** There is evidence of past rodent activity in the crawlspace as evidenced by droppings, traps and remains present. A pest control specialist should be consulted to eliminate future activity. All outside openings into the structure as noted ??? should be covered with screen wire or otherwise sealed. Consult with the seller concerning remedies taken to address this condition. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.

Insulation / Ventilation: Windows and Doors

32. **Repair:** The weatherstripping as noted at the rear door is damaged and should be repaired or replaced as needed to limit outside air infiltration into conditioned areas.

Interior: Ceilings / Walls

33. **Repair, Safety Issue:** Evidence of possible mold and mildew was noted in the kitchen closet. Bacteria growth within the house contaminates indoor air quality could pose a health risk. Recommend having an indoor air quality specialist

evaluate these conditions and make recommendations as necessary. These areas may need cleaning with a fungicide or otherwise sanitized. All damp and damaged sheetrock should be replaced as needed. The source of the moisture should be eliminated to prevent further growth. The identification and testing for mold growth is not a part of this inspection.

Interior: Windows

- 34. Repair, Safety Issue:** *Most of the windows are painted or otherwise stuck shut. Present day safety standards require at least one operable window per bedroom for emergency egress and ventilation.*
- 35. Repair:** *Inoperative window latches as noted in the rear bedroom should be repaired or replaced for proper locking of the windows.*
- 36. Monitor, Possible Repair:** *"Fogged" windows were noted in the rear door. This occurs when the seals around double paned glass become compromised, which allows humidity to penetrate and become trapped in the window pane. There is no mechanical or insulation issue with windows in this condition, however if desired, the fogged window(s) should be budgeted for replacement and all of the windows reviewed by a qualified window repair contractor for potential existing or future fogging that may occur.*

Interior: Doors

- 37. Repair:** *Doors should be trimmed or the hardware adjusted as necessary to latch and close properly as noted at the bathroom closet and laundry room.*

Appliances: Refrigerator / Ice Maker

- 38. Monitor, Possible Repair:** *The ice maker and water dispenser in the refrigerator is either turned off or non-operable. Consult with the seller concerning its status, as the unit may need repair.*

Appliances: Dryer / Washing Machine

- 39. Repair, Safety Issue:** *The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.*

Monitor Items

Interior: Environmental Issues

- 40. Monitor, Safety Issue:** *Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <https://www.epa.gov/radon>.*
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1. Structural Components

STRUCTURAL OBSERVATIONS

The construction of the house is of a typical quality for the time period that it was built. The quality of some of the materials (i.e. as noted in the framing components) would be better than today's standards. Previous settlement was noted in some areas, however the inspection did not disclose significant deficiencies. No apparent major repair to structural components is necessary at this time.



Roof Structure (Viewed from Attic)



Roof Structure (Viewed from Attic)



Floor Structure (Viewed from Crawlspace)



Floor Structure (Viewed from Crawlspace)

Descriptions

Foundation: Crawlspace Configuration	Columns/Piers: Concrete Block Piers	Floor Structure: Wood Joists - 2x8 Solid Plank Floor Decking
Wall Structure: Wood Frame Stud Size: 2x4 Above Components Assumed (not totally visible)	Ceiling Structure: Wood Joist - 2x6 Not Totally Visible	Roof Structure: Wood Rafters - 2x6 Plank Sheathing Cross-Ties / Purlins Knee Walls Not Totally Visible
Crawlspace Access: Accessible via Exterior Access Door / Hatch	Attic Access: Accessible via Pull Down Stairs Areas Not Accessible	

1.3 Structural: Wood Boring Insects

Improve: If the property has not already been treated for termites, a licensed pest control company should be engaged to evaluate the structure and prescribe necessary treatments. Recommend obtaining a "Structural Repair" bond for proper protection of the structure against damage from wood destroying insects.

1.6 Structural: Floor Structure

Repair: Damaged subflooring (supporting layer of flooring above floor joists and below finish flooring) was noted under the kitchen. This material should be re-supported or otherwise replaced as needed to reduce the risk of floor settlement.



Monitor: Minor unevenness was observed in the floor structures. This condition is fairly common in wood framed structures such as this and is typically caused by the framing design, installation methods, and aging of the building. There was no evidence of need for immediate structural repair in these areas, however the floors should be monitored for further movement and re-supported as needed. The rate of movement cannot be determined in a one-time inspection.

LIMITATIONS OF STRUCTURAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The framing components in the attic were not totally visible due to the insulation and floor decking in place, which obscures the view of these members.
- Furniture and/or storage restricted access to some structural components, especially as noted in the attic.
- Low headroom from ductwork and plumbing piping restricted access to some portions of the crawlspace.

2. Roofing System

ROOFING OBSERVATIONS

The roof coverings appear to be approximately 16 to 24 years old (no disclosure was available - confirm with seller) and are considered to be in poor condition. The typical overall life for roofing material such as this is 15 to 20 years. As the roofing shingles are older, they should be budgeted for replacement in the near future. Repairs are also needed to the roofing system, which should be performed by a qualified roofing contractor.

The installation of gutters and downspouts piped away from the foundation are recommended for proper storm water control. The existing front gutters and downspouts need adjustment and cleaning for proper storm water control.



Front Roof



Roof Shingles



Top of Roof

Descriptions

Roof Type:

Composition Shingle – Standard Weight

Roof Flashings:

Metal
Vinyl (at plumbing stacks)

Chimneys:

None

Gutters and Downspouts:

Metal
Downspouts Discharge above Grade
Other : Partial

Skylights:

None Located

Method of Inspection:

Walked on Roof

2.0 Roofing: Shingles / Membrane

Concern: Overall, the roofing is nearing the end of its useful life as indicated by brittle and curling shingles. The roof should be monitored closely for leaks and budgeted for replacement in the very near future. Recommend removing all previous layers of roofing material and replacing all old flashings when the roof is replaced. Replace all damaged sections of roof decking as needed.

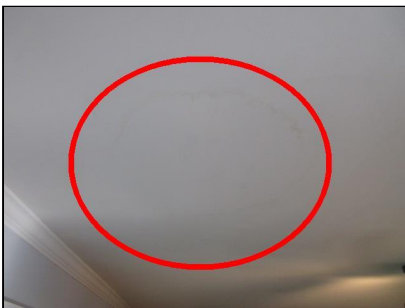




Monitor, Possible Repair: Signs of previous leaks were noted in the roof framing (e.g. at the rear shed). Consult with the seller concerning the history of all leakage encountered in the roofing system and previous repairs performed to correct these conditions. If these repairs have not been made, a qualified roofer should investigate the flashing and shingles in the area(s) and make repairs as necessary. All flashing and roofing components should be monitored in the future for further leakage and repaired as necessary.



Monitor: Signs of previous roofing repairs were noted at the rear roof above the laundry area, and at the front roof above the living room. Consult with seller to determine the nature of these repairs and the history of all roof leakage encountered in the roofing system.



Living Room Ceiling



Bucket Noted (Empty) Above Stain in Living Room



Repair Above Living Room



Rear Roof Above Laundry Room
(Newer Shingles Noted)

Improve: If the TV / "Dish" antenna as noted at the left roof is no longer in service, it should be removed from the roof along with all related hardware and wiring. The roofing shingles at the mounting bracket will need repair or replacement to prevent future leakage.



2.1 Roofing: Flashings

Repair: A loose and open flashing component was noted at the rear roof, which should be re-nailed and sealed by a qualified roofing contractor to prevent leakage. All roofing shingles and flashing components should be examined and sealed as necessary. All exposed nail heads should be caulked.



2.3 Roofing: Gutters / Downspouts

Repair: All of the downspouts at the front of the house should be piped away from the foundation so that they discharge water at least ten (10) feet from the house or into an underground drainage system to prevent moisture infiltration into the structure and settlement of the foundation. It is recommend use smooth wall piping as opposed to the black ribbed piping, which is more prone to blockages. Storm water should be encouraged to flow away from the building at the point of discharge.



Repair: The gutters as noted at the front of the house are loose and do not appear to have sufficient slope to drain properly. The slope should be adjusted to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry or water damage. All gutters should be checked and cleaned for proper function.



Improve: It is recommended that gutters and downspouts be installed at the sides and rear roof to avoid spilling roof runoff around the building, which is a potential source of water entry or water damage. The downspouts should be piped away from the foundation so that they discharge water at least ten (10) feet from the house to prevent moisture infiltration into the crawlspace. Storm water should be encouraged to flow away from the building at the point of discharge.



LIMITATIONS OF ROOFING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing can be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

3. Exterior Components

EXTERIOR OBSERVATIONS

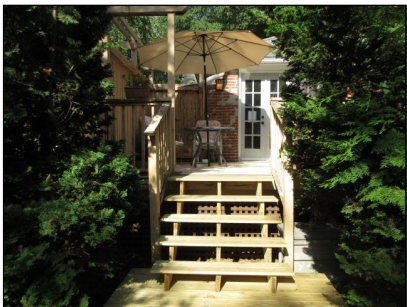
Overall, the exterior of the home appears to be in good condition with only minor repairs and improvements recommended. The house has mostly brick constructed exterior walls, which is a durable material. There was no visible evidence of major settlement in the brickwork. The trim areas, window and door frames, and other wood components are fairly well painted and in good condition. No significant areas of wood rot or damage were noted, however some areas of minor wood distress were noted (see below). The driveway and walkways are in fairly good condition.



Rear Yard



Rear Roof



Rear Deck



Rear Shed

Descriptions

Wall Covering: Brick Wood Siding	Eaves / Soffits / Fascias: Wood	Exterior Doors: Wood Metal Clad Storm Door(s)
Window / Door Frames and Trim: Wood	Entry Driveways / Walkways / Patios: Concrete Stone Stone Borders	Front Entry / Porch: Concrete Brick
Other Porches / Decks / Steps and Railings: Wood Deck Wood Railings	Overhead Garage Doors: None	Surface Drainage: Level Grade Downspouts Discharge Above Grade
Retaining Walls: None	Fencing: Wood Wood/Wire	

3.0 Exterior Veneer: General

Repair: Evidence of active or past water intrusion through the rear shed as indicated by stains on the flooring. A qualified contractor should assess this condition and make recommendations for repair. Damaged components should be replaced as needed.



Monitor: The rear shed was locked and could not be accessed during the inspection and should be reviewed as needed before closing.

3.1 Exterior Veneer: Siding / Trim Eaves

Repair: Signs of rot were observed at the rear deck trim, rear roof trim, and at the rear shed as noted, which should be repaired by a qualified carpenter. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and wood trim and control of water from roof or surface runoff can avoid further damage. The carpenter should check all exterior wood components for further damage and repair as necessary.



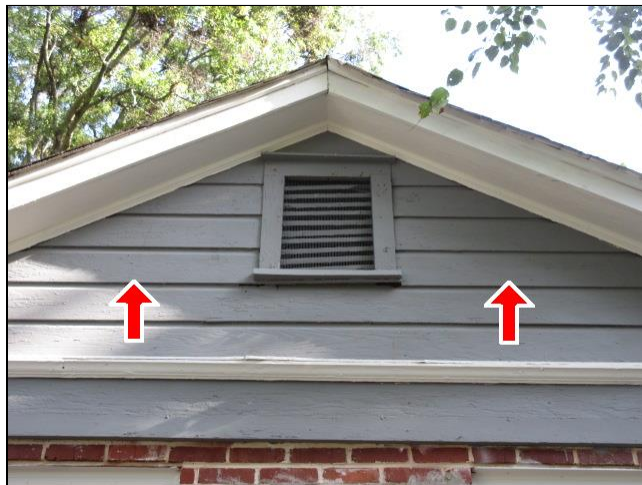
Monitor, Future Repair: Areas of wood distress and mild rot were noted in some wood components as noted at the front roof trim, and rear siding adjacent to the deck, which should be repaired as needed when repainting. After repair of the damaged areas, control of water runoff from roof surfaces and monitoring of the gutters can prevent further damage.



Repair: Damaged trim as noted at the front right side of the house should be repaired to prevent moisture intrusion into the structure.



Monitor, Future Repair: Minor areas of wood distress and mild rot were noted at the right side wood siding and trim, which have been puttied and painted over. This is a temporary repair and should be addressed in the near future/when re-painting. All damaged wood should be replaced and repainted for proper protection against further damage to surrounding components.



3.4 Exterior: Windows / Doors

Repair: Inoperative exterior door locks as noted at the front storm door should be repaired or replaced for proper locking of the door.



Improve: The windows as noted at the right side sunroom, while operational, are not seated properly in the window frame and should be adjusted as needed.



3.6 Exterior: Decks

Repair: Signs of rot were observed in the floor boards and railing of the deck structure. All damaged members should be replaced or otherwise re-supported with new wood. Following repair of the damaged areas, proper staining and weather protection of the wood and control of water from roof or surface runoff can avoid further damage.



Repair, Safety Issue: The deck railing as noted is loose and needs repair. Strengthening of the posts by bolting or other means of support would resist further movement.



Repair: The grade is in contact with the base of the support wood posts for the deck, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.



Improve: The wood deck should be power-washed and then painted or stained to improve durability and protection against further weather damage.

3.7 Exterior: Patios / Stoops / Steps

Improve, Safety Issue: Recommend installing a handrail at the exterior steps located at the front yard for improved safety. Current safety standards recommend a handrail for steps of four (4) or more risers.



3.8 Exterior: Driveway / Sidewalks

Monitor, Future Repair: The front walkway and driveway has heaved and cracked in some areas as noted and will need repair or replacement in the future.



LIMITATIONS OF EXTERIOR INSPECTION

- As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- A representative sample of exterior components was inspected rather than every occurrence of components.
 - The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
 - The identification and inspection of possible underground facilities such as underground storage or fuel tanks and underground service lines or piping is not included in this inspection.
 - Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, and outbuildings are not inspected unless specifically agreed-upon and documented in this report.
 - Landscape components restricted a view of some exterior areas of the house.
 - Keys were not available for the testing of all locks and dead bolts.
 - The rear shed was locked and not accessible at the time of the inspection.

4. Electrical System

ELECTRICAL OBSERVATIONS

The size of the electrical service to the home is 200 amps, which appears to be sufficient for the typical electrical requirements of a house of this size. It appears that the panel and service wire have been replaced in the past. All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been installed in some areas of the home, which provide a valuable additional safety feature that monitors the amount of power going into a device and interrupts the current in the case of a power surge. All of the GFCI's responded to testing during the inspection.

"Arc-fault" breakers have also been installed on the bedroom circuits, which are designed to detect a wide range of arcing electrical faults, and to help prevent the electrical system from being the ignition source of a fire. In all, the electrical system appears to be in good condition, with minor repairs recommended, which should be performed by a licensed electrician.



Main Electrical Panel (Located in Hallway)

Descriptions

Size of Electrical Service: 120/240 Volt Main Service - Service Size: 200 Amps	Service Drop: Overhead	Electrical Service Conductors: Aluminum Service Wire
Main Service Disconnect(s): Main Breaker Rating 150 Amps	Main Service Disconnect Location: Located: Next to the Meter	Service Grounding: Ground Rod Connection
Overcurrent Protection: Breaker Panel Rating 200 Amps	Distribution Panel Location(s): Located in the Hallway	Distribution Wiring: Copper "Romex"
Switches and Receptacles: Grounded	Ground Fault Circuit Interrupters (GFCI): Exterior Bathrooms Kitchen	Arc Fault Circuit Interrupters (AFCI): Bedrooms

Smoke Detectors:

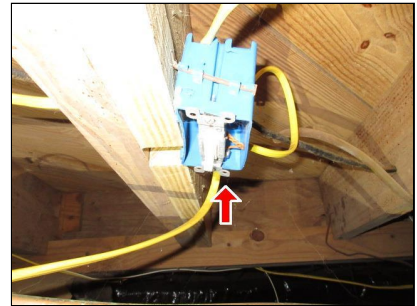
- Battery Powered
- Hard Wired (Battery Back-up)
- Possibly Tied into Security System (Could not Test)

4.2 Electrical: Panels

Improve: The main distribution panel is crowded with breakers. A larger panel, or an auxiliary panel, would be desirable, especially if electrical additions are planned.

4.4 Electrical: Outlets

Repair, Safety Issue: Missing outlet and switch cover plates as noted in the rear shed and in the crawlspace (next to furnace) should be replaced as needed to avoid a shock hazard.

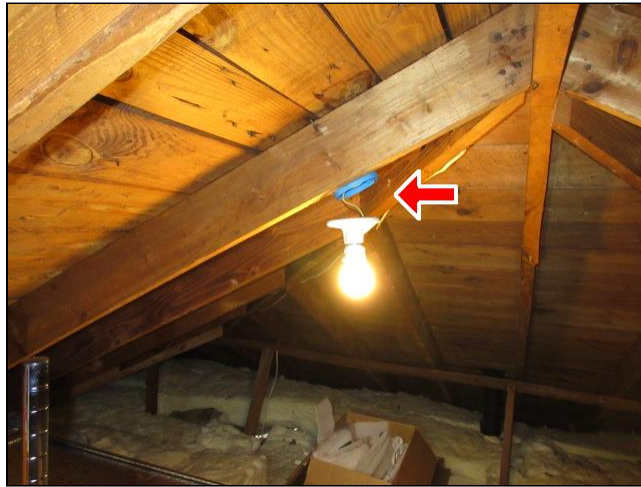


Repair: Loose outlets as noted in the kitchen (marked with orange dot) should be tightened to prevent the loosening of the wiring connections in the future.



4.6 Electrical: Lighting

Repair: Loose light fixtures as noted in the attic should be tightened and properly mounted to prevent exposure of the wiring and loosening of wiring connections.



Monitor, Possible Repair: The front bedroom ceiling fan cannot be controlled independently without turning on and off the ceiling fan light. Consult with the seller regarding any and all automatic switches or remote controls that may be needed to control the ceiling fans, if any.



Monitor, Future Repair: The ceiling fan in the dining room is noisy and may need repair and/or lubrication in the future for continued operation.

Monitor: It appears there may be an exterior low voltage lighting system, which is not part of the primary electrical system for the house and was not inspected. These systems are often controlled by timers or photocells, which also impedes testing. Recommend consulting with the seller concerning the proper operation of this system (if present) and maintenance required. The control panel for the exterior lighting system appears to be located at the front yard.



4.7 Electrical: Smoke / CO Detectors

Monitor, Safety Issue: The smoke detectors may be tied to the security system and were not be tested. Consult with the seller or security company that may be monitoring the system to insure that these are functioning properly. At a minimum, smoke detectors should be installed outside each bedroom and at every level of the home. Consult with the seller whether or not carbon monoxide detectors are present and/or incorporated into the detectors as needed.

LIMITATIONS OF ELECTRICAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.
- Exterior lighting can not always be fully tested due to the lack of clear identification of the switches and/or motion detectors that may control the lights. Yard lighting systems are not tested.
- The inspection does not include remote control devices, alarm systems, telephone and cable TV wiring, low voltage lighting, stereo wiring, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.

5. Cooling System

COOLING OBSERVATIONS

The outdoor A/C condensing unit appears to be approximately 4 years old based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

While testing in cooling mode, a normal temperature drop (between 12 to 15 degree differential) at the closest supply register was observed. This suggests that the systems are operating properly.

Servicing is recommended for the air conditioning (and heating) components, which should be performed by a qualified heating and air conditioning service company. Refer to the "Heating" Section for comments concerning servicing and cleaning that is needed for the systems.



AC Unit (Located at Left Yard)

Descriptions

Cooling Equipment Energy Source: Electricity	Cooling System Type: Air Cooled Central Air	Number of A/C Systems: One
Central Air Manufacturer: RUUD	Distribution Methods: Ductwork	Outdoor Unit Location(s): Left Yard
Tonnage Capacity: 2.5 Tons Total (1 ton serves ~600 SF)		

5.0 Cooling: Central Air System

Monitor, Possible Repair: The air conditioning system should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Coolant levels should be checked for proper levels and operation, and the condensate lines should be checked and cleared as needed. Check with the seller concerning all previous service records.

5.2 Cooling: Ductwork

Improve: No supply vent was found to the right side sunroom. If this area proves to be uncomfortable, a supply vent or some form of supplemental cooling (and/or heating) should be provided.

LIMITATIONS OF COOLING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not analyzed.
- Freon levels and pressure balances are not checked.

6. Heating System

HEATING OBSERVATIONS

The heating system in the home is a natural gas-powered furnace and is approximately 17 years old based on the serial number. The typical life for furnaces such as this are 15 to 20 years with proper servicing. As the heating system is older, it may be approaching the end of its intended life. The furnace responded to normal operating controls at the time of the inspection.

Servicing and repairs are recommended for the heating system, which should be performed by a licensed heating and air conditioning company. Refer to the Cooling Section for further servicing and repairs recommended for the systems.



Gas Furnace (Located in Crawlspace)

Descriptions

Equipment Energy Source: Natural Gas	Heating System Type: Forced Air Gas Furnace(s) Electronic Ignition	System Brand: RUUD
Vents/Flues/Chimneys: Metal Single & Multi Wall	Distribution Methods: Ductwork	Number of Systems: One
Other Components: Filter Location: Return Air Grill Condensate Pump(s)		

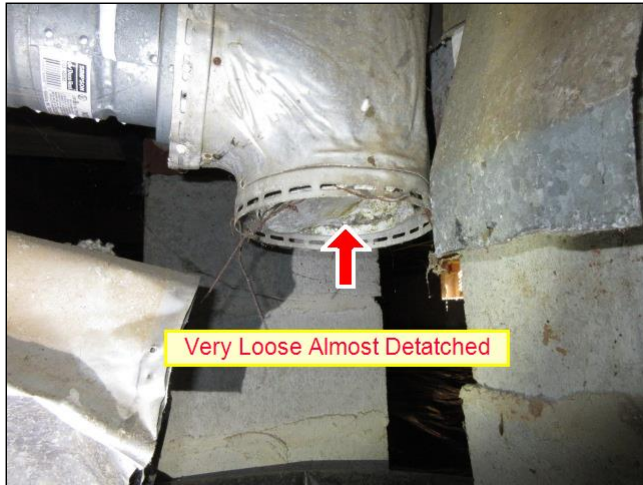
6.0 Heating: Furnace / Air Handler

Repair, Safety Issue: The heating system should also be serviced and cleaned along with the cooling system (see "Cooling" Section). The heat exchangers should be checked for cracks. The gas venting system should also be checked for proper safety. Check with the seller concerning all previous service records.

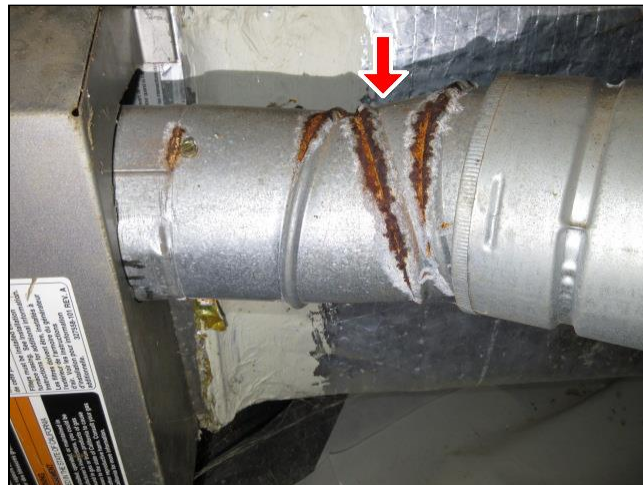
6.2 Heating: Combustion / Exhaust

Repair, Safety Issue: Poor exhaust flue connections as noted in the crawlspace where the horizontal flue meets the vertical flue should be improved immediately by screwing and sealing all open joints. Poor

connections risk flue gas and carbon monoxide leakage or other unsafe conditions. Additionally sticks were noted inside the flue, which suggest that birds have been nesting in the flue from the roof. The entire flue system should be reviewed by a qualified HVAC technician to prevent future animal intrusion.



Repair, Safety Issue: Damaged and rusted flue vent piping was noted for the furnace in the crawlspace. Rust in these vents may indicate that they are not venting properly. Open piping and connections also risk flue gas and carbon monoxide leakage or other unsafe conditions. A qualified heating and air conditioning service company should assess these conditions and make repairs as necessary. All damaged piping sections should be replaced as necessary. All connections should be properly secured and sealed.



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LIMITATIONS OF HEATING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.
- Although the heating system was operated, there are testing limitations at this time of year. The furnaces are not left on for a long period of time and temperature outputs are not checked.

7. Plumbing System

PLUMBING OBSERVATIONS

The plumbing fixtures are of good quality, which improves the function of the fixtures while reducing maintenance. The water volume supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water pressure of 60 psi was in the normal range (typical is 40-80 psi).

Some components of the plumbing piping system are older and are showing signs of age. Replacement of damaged lines may be required over time. The water heater as noted in the in the laundry room is a middle aged unit (5 years old). As the typical life expectancy of water heaters is 8 to 12 years, this unit should have several years of remaining life. Overall, the plumbing system is in generally good condition with minor repairs and improvements recommended.



Gas Water Heater (Located in Laundry Closet)



Gas Disconnect / Meter (Located at Left Yard)

Descriptions

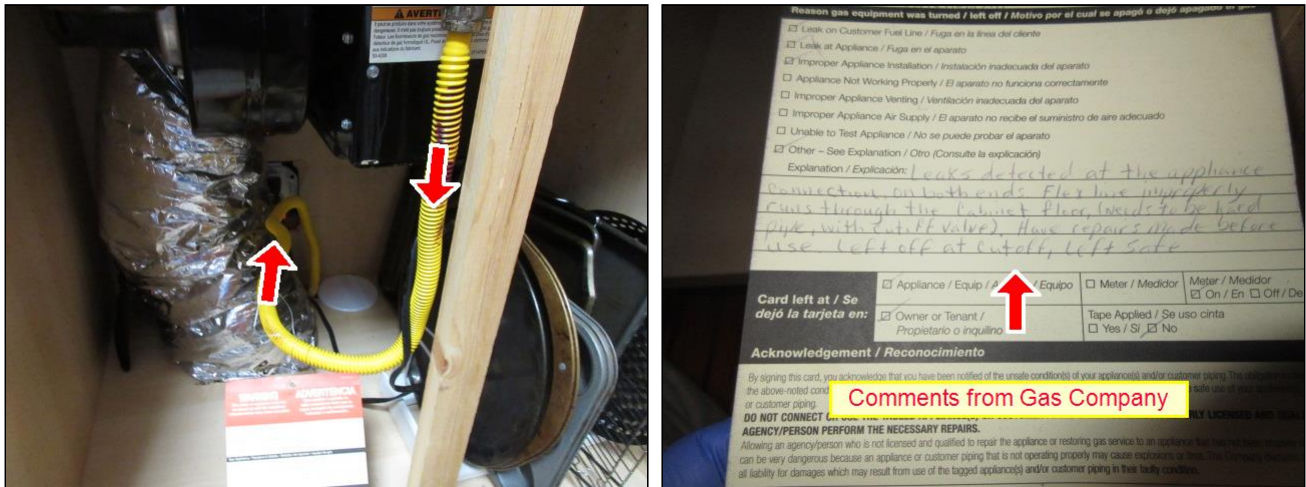
Water Supply Source: Public Water Supply (assumed - check with seller)	Service Pipe to House: Copper (as noted at foundation wall only)	Main Water Valve Location: Front Foundation Wall Crawlspace
Interior Supply Piping (where visible): Copper Plastic Steel	Water Pressure: 60 psi (40-80 psi is normal) Water Pressure Taken At: Exterior Hose Faucet	Waste System: Public Sewer System (Assumed - consult with seller or municipality)
Drain/Waste/Vent Piping (where visible): Plastic - PVC Cast Iron	Cleanout Location: Exterior Clean-out Not Located (see below)	Water Heater: Gas Tank(s) Expansion Tank(s) Overflow Pan
Water Heater Age (typical life for standard HWH is 8-12 years): 5	Water Heater Capacity: 40 Gallons	Water Heater Manufacturer: RHEEM

Water Heater Location:
Laundry Room

Main Fuel Shut-Off Valve Location:
Located At Gas Meter (located: Right
Side Yard)

7.1 Plumbing: Supply Piping

Repair, Safety Issue: The gas supply line serving the cooktop is flexible piping which passes through the cabinetry without protection. This piping runs the risk of being damaged by the edge of the cabinet and should be replaced with rigid pipe or otherwise protected to prevent future leaks.



Improve: Because of the poor accessibility of the main water shut off valve (located in the crawlspace at the front foundation), we recommend the installation of an automatic shut off valve that can be operated by a switch in a more convenient location. Consult with a qualified plumbing contractor concerning the possibility of installing this device if so desired.



7.2 Plumbing: Waste / Vent Piping

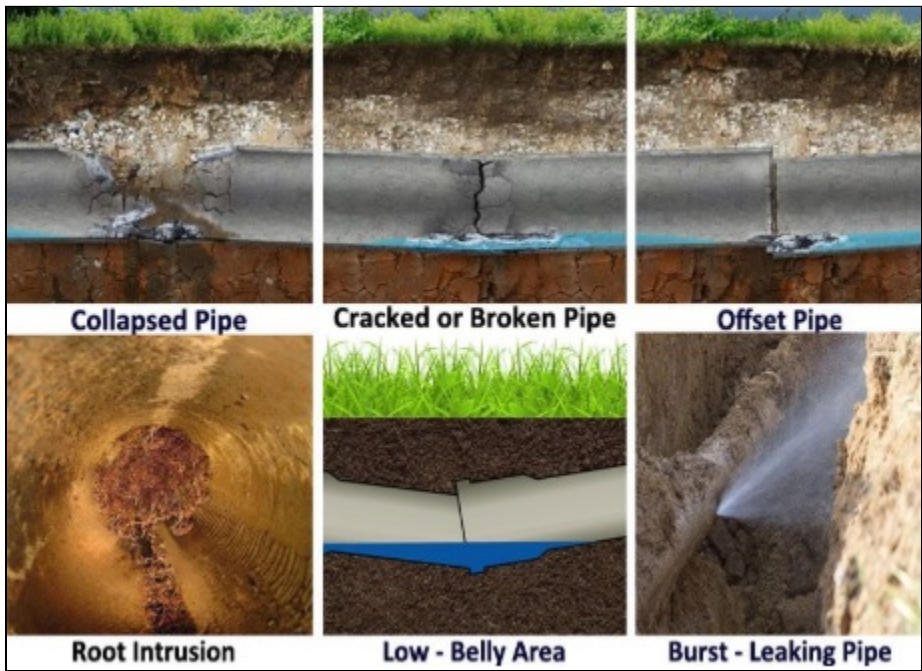
Monitor, Future Repair: Old cast iron waste piping components as noted will need replacement in the future to prevent blockages in the lines and leakage at the joints. If the old cast iron piping remains underground to

the main sewer outfall, consider having a plumber check the line before closing for potential blockages and/or damage.



Monitor, Possible Repair: An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.

Monitor: As we can only test the drainage system on the interior of the house with clear water, our ability to detect blockages in the sewer lines is limited, especially in the underground lines from the house to the street (or septic tank). As such, you may want to have the sewer lines inspected by a plumbing contractor with the use of a video camera to determine if there is a risk of blockages from root intrusion, cracks, punctures, corrosion, or misaligned pipe sections (see below illustration). Sewer line inspections, especially with older homes, can reveal unknown problems in the home’s sewer system before they become severe.



7.4 Plumbing: Sinks / Faucets

Repair: The sink stopper located in the bathroom is missing and needs repair or replacement altogether.



7.5 Plumbing: Tubs / Showers

Repair: The tub stopper in the bathroom is missing and needs repair or replacement altogether.



7.6 Plumbing: Exterior Hose Faucets

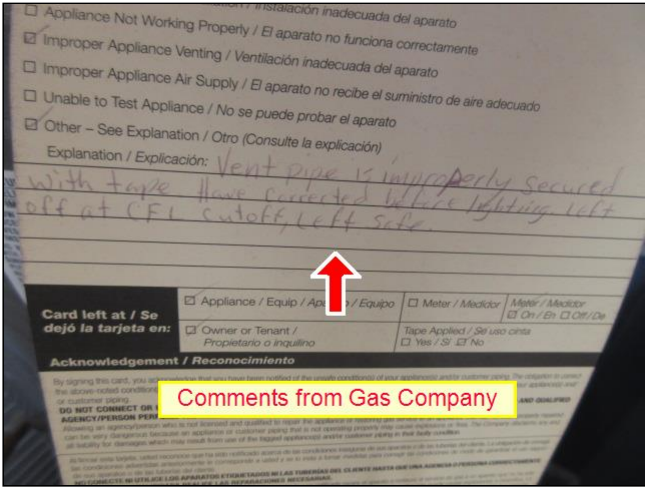
Improve: Single family homes should not have less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure as specified by current codes. This condition should be corrected by adding a hose bib at the rear wall as needed. Currently a hose is running from the front faucet through the crawlspace to the rear of the house.



Hose Stretched Through the Crawlspace

7.7 Plumbing: Water Heaters

Repair, Safety Issue: For enhanced safety, it is recommended that the improper connections at the water heater venting system be improved by properly sealing and securing the joints with screws as opposed to foil as noted.



Monitor, Safety Issue: The vent piping for the water heater appears to be a material that may contain asbestos. Extreme care should be taken when contact is made with this material. Consider replacing this piping altogether with metal vent pipe. Proper disposal of the old pipe according to EPA guidelines may be necessary. Because of the age of this structure, there may be other components within the home that may contain asbestos that are not identified in this report.



Monitor, Safety Issue: The Temperature and Pressure Relief (TPR) Valve noted at the water heater is an important safety valve that protects the unit from undue pressure build-up in the tank. The valve should always be in good working order to ensure the water heater is safe in the event of extreme pressure buildup. It's designed to open temporarily and discharge short spurts of water when the temperature exceeds about 210 degrees F, and it releases pressure if the tank gets above 150 psi. It's important to locate your water heater pressure relief valve so you can test it at least once a year and address leaks as they occur.



LIMITATIONS OF PLUMBING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (e.g. below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, swimming pools, outdoor whirlpool baths, private waste disposal (septic tanks), and water (well) systems are not inspected.
- Access to the water heater was somewhat restricted and could not be fully inspected.
- The PRV was not located at the time of the inspection however the water pressure was normal, which indicates that a PRV is present.

8. Insulation / Ventilation

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are somewhat typical for a home of this age and construction. Insulation improvements will help to reduce utility costs. Ventilation improvements as noted below are recommended in the attic to prevent excessive heat build-up in this area. Signs of possible mold and mildew/fungus growth were noted in the crawlspace, which may need to be treated and cleaned by a mold specialist (see comment below). Repairs are recommended to prevent further rodent infestations as noted.



Attic Insulation



Attic Insulation



Vapor Barrier Noted in
Crawlspace

Descriptions

Attic Insulation:

Fiberglass
Estimated R Value: R25-R30 in Main Attic

Exterior Wall Insulation:

Not Visible (R13 assumed)

Crawlspace Insulation:

None

Roof Ventilation:

Gable Vents
Roof Vents
Power Ventilation

Crawlspace Ventilation:

Exterior Wall Vents

Vapor Retarders:

Plastic Vapor Barrier in Crawlspace
House Wrap (assumed - not visible)

Exhaust Fan/Vent Locations:

Bathroom(s)
Laundry/Dryer
Cooktop Downdraft

8.1 Insulation / Ventilation: Crawlspace

Possible Repair, Safety Issue: Slight indications of possible mold and/or mildew growth were noted on the joists in the crawlspace which can promote bacteria causing agents to infiltrate living areas. Proper ventilation and storm water control (see "Roofing" and "Exterior" Sections) will help control humidity and reduce the potential for mildew, rot, and termite infestations. If this condition is a health concern for occupants, consider engaging an indoor air specialist for further evaluation. A mold assessment is not included in this inspection.



Repair, Safety Issue: There is evidence of past rodent activity in the crawlspace as evidenced by droppings, traps and remains present. A pest control specialist should be consulted to eliminate future activity. All outside openings into the structure as noted ??? should be covered with screen wire or otherwise sealed. Consult with the seller concerning remedies taken to address this condition. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.



8.3 Insulation / Ventilation: Fans

Improve: The power ventilator in the right side attic could not be tested due to unreachable thermostats. The thermostats should be relocated to a more accessible location, preferably near the stairs/scuttle hole. They should then be tested for proper operation and adequate ventilation of the attic.



8.4 Insulation / Ventilation: Windows and Doors

Repair: The weatherstripping as noted at the rear door is damaged and should be repaired or replaced as needed to limit outside air infiltration into conditioned areas.



Improve: Installing storm windows on the older single pane windows would help to limit the loss of conditioned air to the exterior and to prevent condensation on the inside of the glass, which can cause mold growth on the sashes. Make sure all outside frames and joints are well caulked and sealed.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R values or depths are rough average values.
- Access to some areas of the attic was limited, due to framing and low headroom.
- The vent piping for the bath fans was not totally visible due to the insulation in place.

9. Interior Components

INTERIOR OBSERVATIONS

The interior finishes of the home are in good condition. No significant damage was noted to the walls and floors. Typical minor flaws were observed in some areas. The millwork and cabinetry in the kitchen and bathrooms appear to be of good quality. Most of the doors that were checked functioned properly and are in generally good condition.

The majority of the older windows are modest quality units. While there is no rush to substantially improve these, replacement windows would be a logical long term improvement. The condition of the bathroom surrounds are fairly well sealed to prevent damage to the adjacent flooring and walls, with only minor caulking needed.



Living Room



Dining Room



Bedroom

Descriptions

Wall and Ceiling Materials:

- Sheetrock
- Tile

Floor Surfaces:

- Wood
- Tile

Shower and Tub Surrounds:

- Tile
- Fiberglass

Windows and Glazing:

- Single Hung
- Double Hung
- Fixed Pane
- Single Pane
- Double Pane

Doors:

- Wood
- Composite
- Raised Panel

9.0 Interior: Ceilings / Walls

Repair, Safety Issue: Evidence of possible mold and mildew was noted in the kitchen closet. Bacteria growth within the house contaminates indoor air quality could pose a health risk. Recommend having an indoor air quality specialist evaluate these conditions and make recommendations as necessary. These areas may need cleaning with a fungicide or otherwise sanitized. All damp and damaged sheetrock should be replaced as needed. The source of the moisture should be eliminated to prevent further growth. The identification and testing for mold growth is not a part of this inspection.



Monitor: Evidence of previous patching and repairs was detected at the living room, rear bedroom and kitchen. Consult with the seller concerning the nature of these repairs and monitor for future activity.



9.2 Interior: Windows

Repair, Safety Issue: Most of the windows are painted or otherwise stuck shut. Present day safety standards require at least one operable window per bedroom for emergency egress and ventilation.

Repair: Inoperative window latches as noted in the rear bedroom should be repaired or replaced for proper locking of the windows.



Monitor, Possible Repair: "Fogged" windows were noted in the rear door. This occurs when the seals around double paned glass become compromised, which allows humidity to penetrate and become trapped in the window pane. There is no mechanical or insulation issue with windows in this condition, however if desired, the fogged window(s) should be budgeted for replacement and all of the windows reviewed by a qualified window repair contractor for potential existing or future fogging that may occur.



9.3 Interior: Doors

Repair: Doors should be trimmed or the hardware adjusted as necessary to latch and close properly as noted at the bathroom closet and laundry room.

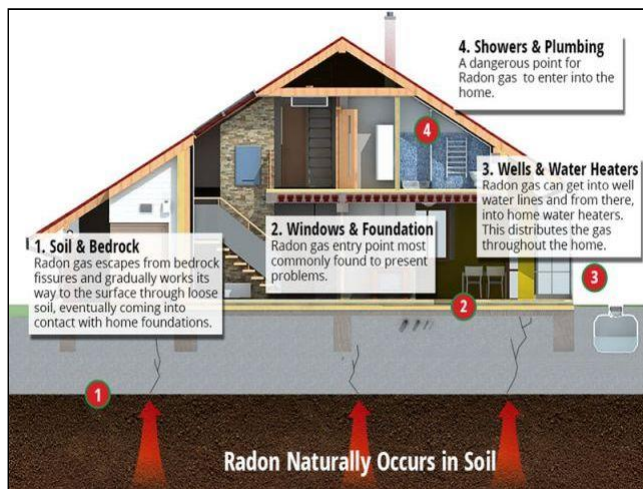


Monitor: Keys were not available to test all locks. Be sure to obtain all keys for proper operation of the locks. Also obtain all automatic garage door openers (if available).

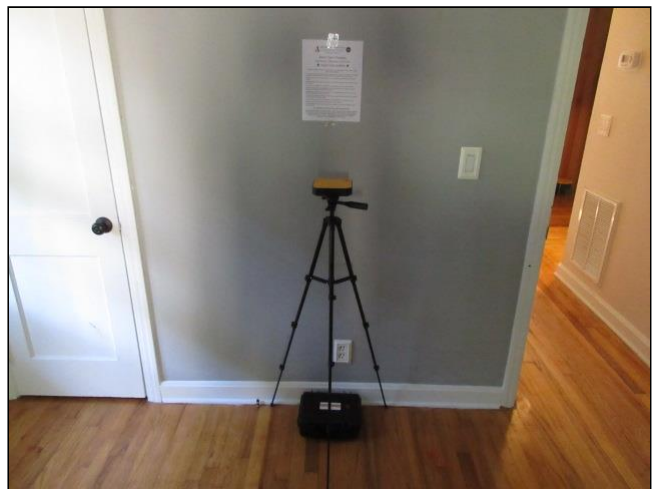
Improve: Recommend re-keying all exterior locksets (to the same key) upon taking possession of the home.

9.8 Interior: Environmental Issues

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <https://www.epa.gov/radon>.



How Radon Enters the Home



Radon Test in Progress

LIMITATIONS OF INTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Storage and appliances are not moved to permit inspection and may block defects. Interior shutters or blinds may have obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Excessive storage as noted hampered the inspection and blocked a view of some of the walls and floors.
- Some of the windows could not be opened or accessed due to furniture placement, which prevented the inspection of these components.

10. Appliances / Fireplaces

APPLIANCE / FIREPLACE OBSERVATIONS

The kitchen appliances are considered to be in general good condition. Most appliances that were tested responded satisfactorily (see below for list of appliances that were tested). The interior temperature in the refrigerator was 40 degrees (35-40 degrees is normal).



Kitchen

Descriptions

Appliances Tested:

- Gas Cooktop
- Built-in Electric Oven(s)
- Dishwasher
- Refrigerator (with ice-maker)
- Clothes Dryer
- Clothes Washer

Laundry Facility:

- 240 Volt Circuit for Dryer (4 Pronged Plug)
- Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer
- Dryer Vented to Building Exterior

Other Components:

- Security System (not tested)

Fireplaces:

- None

10.4 Appliances: Disposal

Improve: Recommend the installation of a disposal at the kitchen sink for proper disposal of food debris.



10.5 Appliances: Refrigerator / Ice Maker

Monitor, Possible Repair: The ice maker and water dispenser in the refrigerator is either turned off or non-operable. Consult with the seller concerning its status, as the unit may need repair.



10.6 Appliances: Dryer / Washing Machine

Repair, Safety Issue: The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.



Improve: Recommend installing a metal overflow pan connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. Otherwise, a leak detection system should be used. It is also recommended to use metal braided hoses for the washer connection for added protection.



Monitor: The clothes washer was full of clothes at the time of the inspection and could not be tested. Consult with the seller to ensure the unit is in good working order prior to closing.

10.8 Appliances: Other Equipment

Improve: Recommend installing a door bell at the front door.



LIMITATIONS OF APPLIANCES INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features (e.g. self-cleaning mechanisms) and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Dishwashers and washing machines (if tested - see above) are checked by running these appliances through their normal cycles and inspecting for leaks only. Ovens are tested in the standard “bake” and “broil” functions only. Only “permanently installed” appliances are tested.
- The interiors of flues or chimneys are not inspected. Wood and ashes in the firebox may restrict the inspection.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Washing machines and dryers are turned on only for testing of the connections in the laundry facility. These appliances are not tested for proper function or leakage or otherwise inspected.
- The exterior gas grill is not considered to be a "permanent" appliance and was not tested.



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