

Welch Engineering  
1345 BridgeMill Avenue  
Canton, Georgia 30114

# Residential Inspection



120 Colton Crest Drive  
Johns Creek, Georgia 30005

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 120 Colton Crest Drive  
City Johns Creek State Georgia Zip 30005  
Contact Name Apria Brown  
Phone 770-899-9141 Fax N/A

### Client Information

Client Name Sarah Michelle Davis & Mahan Bozorginia  
Client Address 850 Pointe Pacific Drive #7  
City Daly City State California Zip 94014  
Phone 408-219-5838 Fax N/A  
E-Mail mbozorginia@gmail.com

### Inspection Company

Inspector Name Glenn Welch  
Company Name Welch Engineering  
Address 1345 BridgeMill Avenue  
City Canton State Georgia Zip 30114  
Phone 404-514-4519 Fax N/A  
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File Number Davis1729  
Amount Received \$1195

### Conditions

Others Present Seller's Agent, Buyer's Agent Property Occupied Vacant  
Estimated Age 25 years Entrance Faces East  
Inspection Date 08/17/2020  
Start Time 8:00am End Time 2:00pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 64 degrees F @start of inspection  
Weather Partly cloudy Soil Conditions Damp  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Public How Verified Multiple Listing Service  
Water Source Public How Verified Multiple Listing Service

## General Information (Continued)

**Additions/Modifications** HVAC System Replacements, Kitchen renovation

**Permits Obtained** Does not appear required permits were obtained **How Verified** BuildFax Report, Visual Inspection

## Lots and Grounds

A NP NI M D

1.      **Driveway:** Concrete Minor settlement cracks



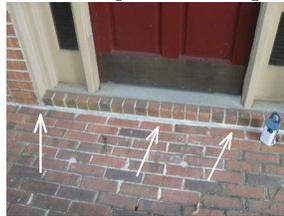
2.      **Walks:** Concrete Front walk



3.      **Steps/Stoops:** Brick steps with metal railings



4.      **Porch:** Brick floor with metal railings There has been some settlement and brick cracking for front porch. It appears settlement open gap along front wall that was allow water entry, which has now been sealed. See photos. Recommend monitoring and repair as needed.



5.      **Patio:** Flat stone and mortar Rear, ceiling fan



## Lots and Grounds (Continued)

6.      **Deck:** Stained wood Deck in rear, Because a deck is exposed to the weather daily, the average life of a wooden deck structure is about 15 years. To extend the life, it has to be monitored and properly maintained, especially in this case where the deck is high off the ground. To help prevent failure, the deck structure must be properly secured to the house framing, properly braced from movement and must have a properly secured guardrailing system. Areas of this deck that could cause problems are the deck support post that are in ground contact and the open step risers. Even treated wood will eventually decay when they are in ground contact and these should be monitored and repaired as needed. The open step risers are a safety hazard. A large opening could allow a small child to could get caught between the openings or fall through openings causing injury. It is recommended that a licensed and qualified deck contractor evaluate the deck and provide estimate/recommendation for needed repairs.



7.      **Grading:** Moderate slope

8.      **Vegetation:** Large trees and shrubs Shrubs in contact with siding. Vegetation behind A/C unit and shrub limbs blocking driveway. See photos. Recommend monitoring, cutting back limbs and removing vegetation from siding contact as needed to help prevent siding/AC damage.



9.      **Retaining Walls:** Stacked interlocking blocks Right front



10.      **Lawn Sprinklers:** Appears lawn sprinkler system is present Control panel in garage.



## Lots and Grounds (Continued)

11.      **Termite System** Appears termite system is present but not part of inspection process



12.      **Koi Pond** Rear under deck Was not operating. Not part of inspection process



13.      **Rodents** Rodent droppings on rear patio Appears to be rodent droppings in corner of rear patio. See photo. Recommend a licensed pest control contractor evaluate and provide estimate/recommendation for any needed remediation

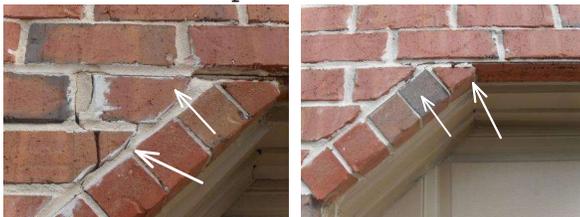


## Exterior Surface and Components

A NP NI M D

### Front and sides Exterior Surface

1.      **Type:** Brick veneer Some settlements cracks at edge of garage doors. See photos. It is recommended that a qualified masonry contractor evaluate and provide estimate/recommendation for needed repair.



### Rear of house Exterior Surface

2.      **Type:** Composite wood board siding and cement fiber siding The siding on the rear of the house is a composite wood board siding that is made from wood particles/saw dust and glue. There have been class action law suits over this type product and courts have found it to be a defective product. It appears that this is LP siding and that some of the siding has been replace over the years and some cement fiber siding installed on the sunroom. The siding performs only if is properly installed and properly sealed/caulked/maintained to prevent water entry. When moisture enters the siding, wicking takes place, the glue breaks down and the siding deteriorates. Some of the siding has started to deteriorate along the bottom, around nail holes and

## Exterior Surface and Components (Continued)

Type: (continued)

cracked caulking. See photos. It is recommended that a qualified siding contractor evaluate all composite wood board siding and provide estimate/recommendation for needed repairs/replacement.



3.      **Trim:** Wood Some paint peeling/blistering, loose trim, cracked caulking and decay starting. See photos. It is recommended that a qualified contractor evaluate and provide estimate/recommendation for needed repair.



4.      **Soffits:** Vented plywood Appears front soffit is hanging down/loose. See photos. It is recommended that a qualified contractor evaluate all soffits and provide estimate/recommendation for needed repairs

## Exterior Surface and Components (Continued)

Soffits: (continued)



- 5.
- 6.

**Door Bell:** Hard wired

**Windows:** Wood double hung, Non-opening Muntin strips have been removed from most windows and stored in basement. Many windows with blistered paint and decay. See photos. A qualified contractor is recommended to evaluate all wooden windows and provide estimate/recommendation for needed repairs/replacement/paint.



- 7.
- 8.

**Storm Windows:** None

**Window Screens:** Removed from most windows Screens stored in basement. Recommend screens for all windows that open, because screens help protect the window from the elements and allow fresh air into the house during spring and fall.



## Exterior Surface and Components (Continued)

9.      Exterior Electric Outlets: 120 VAC GFCI protected



10.      Hose Bibs: Globe type valves Front hose bib leaking at valve stem. No anti-siphon devices on hose bibs. Backflow safety hazard. A licensed plumber is recommended to evaluate and provide estimate/recommendation for needed repairs.



11.      Gas Meter: Right side of house  
12.      Main Gas Valve: Located at gas meter riser



## Roof

A NP NI M D

All roofed areas Roof Surface

1. Method of Inspection: On roof, Binoculars, Windows from above, Attic  
2.      Unable to Inspect: 15% Due to the height and steep slope of the roof some of the roofed areas were not accessible.  
3.      Material: Architectural shingles Stains on right side roof



4. Type: Gable  
5. Approximate Age: 11 years according to sellers disclosure  
6.      Flashing: Not visible

## Roof (Continued)

7.      Valleys: Closed Cut Shingles



8.      Plumbing Vents: PVC



9.      Electrical Mast: Underground utilities

10.      Gutters: Aluminum Gutters are full of debris & plants growing inside gutters. See photos. A qualified gutter contractor is recommended to clean, evaluate and provide estimate/recommendation for any needed repairs.



11.      Downspouts: Aluminum

12.      Leader/Extension: Elbows, Plastic pipe Splashblock missing at rear corner of garage which is causing erosion. See photo. Recommend installation. Plastic downspout extensions can easily clog. Recommend observing during heavy rain to ensure proper drainage & recommend cleaning & inspecting annually.



Right side Chimney

13.      Chimney: Brick



## Roof (Continued)

14.      Flue/Flue Cap: Metal cap and metal flue



15.      Chimney Flashing: Metal Could only see sides of flashing



## Garage/Carport

A NP NI M D

Left side Garage

1. Type of Structure: Attached Car Spaces: 3

2.      Garage Doors: Metal panels Single & double door, Required safety warning stickers missing on inside garage door. Recommend installation.



3.      Door Operation: Mechanized Both doors

4.      Door Opener: Lift Master Both doors



5.      Ceiling: Texture paint Appears there has been a plumbing leak from the Jack & Jill bathroom above garage, which has not been properly repaired. A metal grill has been installed to cover hole & it appears the insulation is wet at PVC pipe & has stained the ceiling. See photo. A qualified plumbing contractor is recommended to evaluate and provide estimate/recommendation for needed repairs.



6.      Walls: Drywall & paint

## Garage/Carport (Continued)

7.      **Floor/Foundation:** Painted concrete floor Settlement cracks with very little vertical differential , which are normal for garage floors of this age. Contractors stopped putting re-enforcement wire in the concrete & started using fibers for additional strength. Recommend caulking the cracks. Recommend monitoring and make repairs as needed.



8.      **Electrical:** 120 Volt GFCI receptacle & lighting Appears several light bulbs are burned out in ceiling. Recommend replacement/repair as needed. Extension cord has been improperly installed on wall above sprinkler control panel. Recommend removal



9.      **Windows:** Wood double hung

## Electrical

A NP NI M D

1. **Service Size Amps:** 200 Amps **Volts:** 120-240 VAC
2.      **Service:** Aluminum
3.      **120 VAC Branch Circuits:** Copper
4.      **240 VAC Branch Circuits:** Copper and aluminum
5.      **Conductor Type:** Non-metallic sheathed cable
6.      **Ground:** Ground rod



7.      **Bonding** Water heater & water pressure regulator are not bonded. Water heater & water pressure regulator are not bonded as required. Safety hazard. It is recommended that a licensed electrician evaluate & provide estimate/recommendation for needed bonding. Safety hazard. Lack of bonding wires can cause plumber to suffer shock/electrocution when there is an electrical potential difference between the open piping. See photos.



## Garage Electric Panel

## Electrical (Continued)

8.      **Manufacturer:** Challenger Excessive gap where panel meets drywall. Safety/fire hazard. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair. The electrical panel/cabinet should have no more gap than 1/8 " from wall surface. Any arcing or sparks inside electrical panel could cause a fire in the wall. It appears previous workers opened the gaps to run wiring without repairing the gap. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair.



9. Maximum Capacity: 200 Amps

10.      **Main Breaker Size:** 200 Amps



11.      **Breakers:** Cu-Al



12.      **AFCI:** None present in electrical panel

13.      **GFCI:** None present in electrical panel

14. Is the panel bonded?  Yes  No

## Structure

A NP NI M D

1.

**Structure Type:** Wood frame with brick veneer, Wood frame

2.

**Foundation:** Poured concrete It appears previous foundation cracks were allowing water to enter basement, which is evidenced from the stains & efflorescence on walls & floor. Epoxy has been injected into cracks for repair. See photos. An infrared camera was used to evaluate repairs, which showed no moisture present along front foundation wall & at chimney framing. See photos. Humidity in basement measured 53 percent without the de-humidifier running.



3.

**Differential Movement:** Very little displacement noted

4.

**Beams:** Bonded wood



5.

**Bearing Walls:** Frame

6.

**Joists/Trusses:** 2 x 10 floor joist, 2 x 8 ceiling joist

7.

**Subfloor:** Plywood

## Attic

A NP NI M D

Above main structure Attic

1. Method of Inspection: In the attic

2.      **Unable to Inspect:** 20% Could not inspect a portion of the attic with out damaging the insulation

3.      **Roof Framing:** 2x6 Rafter



4.      **Sheathing:** Strand board OSB, H-clips present



5.      **Ventilation:** Ridge vents, Gable vents, Soffit vents



6.      **Insulation:** Loose fill, Batts It requires about 12" of loose fill insulation to equal R-30, which was the attic insulation requirement when house was built

7.      **Insulation Depth:** 0 - 12" The attic insulation has been walked through, moved and compressed from its uniform 12" depth for R-30. Plywood has been laid on top of loose fill reducing the R-value. See photos. The joist are about 7" high so if the attic joist are visible, about 5" of insulation is missing. It is recommended that a qualified insulation contractor evaluate the attic insulation and install additional loose fill insulation to equal R-30 and post certificate certifying R-30.



## Attic (Continued)

Insulation Depth: (continued)



- 8.      **Vapor Barrier:** Paper, Dry wall paper
- 9.      **Attic Fan:** Removed
- 10.      **Utility Chase** Open utility chase Open utility chase in attic can act like a chimney during a fire & help burn down house. Safety hazard. In addition, the interior walls are not insulated, which causes heat transfer through chase walls. See photos. A qualified contractor is recommended to evaluate & provide estimate/recommendation for needed repairs.
- 11.      **Wiring/Lighting:** 120 volt circuits Improperly abandoned wiring left when attic fan was removed. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair.
- 12.      **Moisture Penetration:** No moisture penetration found
- 13.      **Bathroom Fan Venting:** Vented to exterior
- 14.      **Attic Steps** Folding steps Attic Steps represents about 8 square feet of no insulated area which will transfer heat, causing elevated utility bills. It is recommended that the steps be insulated or an insulated cover/box be placed over the steps in the attic.



## Basement

A NP NI M D

Large unfinished basement area - terrace level Basement

1.      **Ceiling:** Exposed framing with insulation Some insulation batts missing. Recommend replacement.



2.      **Walls:** Exposed framing, Concrete foundation walls Some insulation batts have fallen from framed walls. Recommend replacement. Security device on wall - not part of inspection process



3.      **Floor:** Concrete Basement has been plumbed for additional bathroom. Minor settlement cracks. Recommend caulking cracks & monitoring. Repair as needed.



4.      **Doors:** Metal covered exit door with tempered glass window Tempered glass



5.      **Windows:** Wood double hung  
6.      **Electrical:** 120 Volt GFCI receptacle & lighting  
7.      **Smoke Detector:** Battery tested OK Recommend any smoke detector 10 years or older be replaced. Recommend alarms be checked monthly & batteries changed annually, Recommend carbon monoxide alarm be installed for additional safety.



8.      **Insulation:** R-19 in ceiling  
9.      **Ventilation:** Windows

## Basement (Continued)

10.      Backwater Valve Valve installed in access box



11.      De-humidifier Not running at time of inspection Humidity in basement measured 53.42%



12.      Moisture Location: None found

13.      Basement Stairs/Railings: Wood stairs with wood handrails



## Air Conditioning

A NP NI M D

Right side of house - forward unit AC System

1.      A/C System Operation: Functional at time of inspection
2.      Condensate Removal: Electric pump with clear plastic tubing Condensate being improperly emptied into plumbing pipe. Not allowed because sewer gas can enter conditioned air when pump not in use. Safety hazard. A licensed and qualified HVAC contractor is recommended to evaluate and provide estimated/recommendation for needed repair.



3.      Exterior Unit: Pad mounted



## Air Conditioning (Continued)

- 4. Manufacturer: Trane
- 5. Model Number: 4TTX5024A1000AA Serial Number: 7452R7F2F
- 6. Area Served: 1st floor Approximate Age: 13 years
- 7. Fuel Type: 220-240 VAC Temperature Differential: 17 degrees F
- 8. Type: Central A/C Capacity: 2 Ton
- 9.      Visible Coil: Aluminum coils & aluminum cooling fins
- 10.      Refrigerant Lines: Serviceable condition
- 11.      Electrical Disconnect: Pull type disconnect According to manufacture's data plate, a maximum 20 amp HACR breaker should be installed.

Right side of house - rear unit AC System

- 12.      A/C System Operation: Functional at time of inspection
- 13.      Condensate Removal: PVC
- 14.      Exterior Unit: Pad mounted
- 15. Manufacturer: Trane



- 16. Model Number: 4TTX5036A1000AA Serial Number: 81641MT2F
- 17. Area Served: 2nd floor Approximate Age: 12 years
- 18. Fuel Type: 220-240 VAC Temperature Differential: 15 degrees F
- 19. Type: Central A/C Capacity: 3 Ton
- 20.      Visible Coil: Aluminum coils & aluminum cooling fins
- 21.      Refrigerant Lines: Serviceable condition
- 22.      Electrical Disconnect: Pull type disconnect According to manufacture's data plate, a maximum 35 amp HACR breaker should be installed.

## Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

- 1.      Fireplace Construction: Prefab

- 2. Type: Gas logs



- 3.      Smoke Chamber: Fire panels, Metal

## Fireplace/Wood Stove (Continued)

4.      **Flue:** Metal Could only inspect lower chimney flue that was visible.



5.      **Damper:** Metal Stop on flue

6.      **Hearth:** Raised Brick, Recommend soft edge be installed if children are in house to help prevent injury.

## Heating System

A NP NI M D

Attic Heating System

1.      **Heating System Operation:** Functional at time of inspection  
2. **Manufacturer:** Trane



3. **Model Number:** TUD060R9V3K4 **Serial Number:** 8165RCL1G  
4. **Type:** Forced air **Capacity:** 60,000 Btu/hr  
5. **Area Served:** 2nd floor **Approximate Age:** 12 years  
6. **Fuel Type:** Natural gas  
7.      **Heat Exchanger:** 3 Burner



8. **Unable to Inspect:** 99%

9.      **Blower Fan/Filter:** Direct drive with disposable filter  
Aprilaire high efficiency air cleaner



10.      **Distribution:** Insulflex duct Lint build-up in return HVAC registers & ducts, Dirt and debris in supply registers and ducts. Recommend a qualified HVAC contractor evaluate & clean ducts as required.

11.      **Draft Control:** Automatic

12.      **Flue Pipe:** Double wall

13.      **Controls:** Limit switch

## Heating System (Continued)

### Basement Heating System

14.     Heating System Operation: Functional at time of inspection

15. Manufacturer: Trane



16. Model Number: TUD060R9V4K4 Serial Number: 8165RB01G

17. Type: Forced air Capacity: 60,000 Btu/hr

18. Area Served: 1st floor Approximate Age: 12 years

19. Fuel Type: Natural gas

20.     Heat Exchanger: 3 Burner



21. Unable to Inspect: 99%

22.     Blower Fan/Filter: Direct drive with disposable filter  
Aprilaire high efficiency air cleaner



23.      Distribution: Insulflex duct Lint build-up in return HVAC registers & ducts, Dirt and debris in supply registers and ducts. Recommend a qualified HVAC contractor evaluate & clean ducts as required.

24.     Draft Control: Automatic

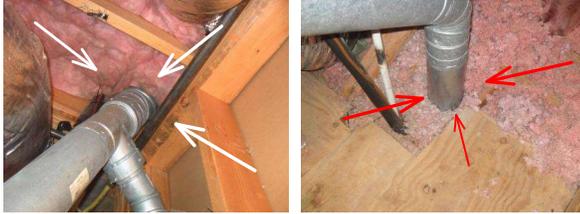
25.      Flue Pipe: Double wall Class B furnace flue in contact with combustibles. Insulation is a combustible material. Fire hazard. This should have been repaired when furnace was replaced. Codes require new replacements to be installed according to current code. Class B vent pipe requires at least 1" clearance. A licensed HVAC contractor is recommended to evaluate and make needed repairs. According to the 2000 IFGC (International Fuel Gas Code of Georgia), section 502.4, an insulation shield shall be installed where a furnace flue vent passes through attic insulation. An insulation shield constructed of not less than 26 gage sheet metal shall be installed to provide clearance between the vent and the insulation material. Where a flue vent passes through an attic space, the shield shall terminate not less than 2 inches above the insulation materials and shall be secured in place to prevent displacement.

Attic insulation must be separated from a flue vent by a distance of 1" for class B double wall vent. If the insulation in the attic is 12" deep the shield should be at least 14" long, totally isolating the flue pipe from attic insulation. Safety/fire hazard. Recommend an

## Heating System (Continued)

### Flue Pipe: (continued)

insulating shield be installed & ensure at least 1" clearance from combustibles



- 26.      Controls: Limit switch
- 27.      Thermostats: Combination heating & cooling
- 28. Tank Location: N/A
- 29. Suspected Asbestos: No
- 30. Radon Test  Yes  No Customer did not request Continuous Monitor Radon Test

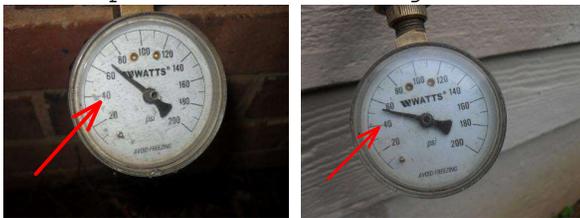
## Plumbing

A NP NI M D

- 1.      Service Line: Unknown Not visible
- 2.      Main Water Shutoff: Basement



- 3.      Pressure Regulator Acceptable pressure Street pressure measure 70 psi, Water pressure after regulator measured 55 psi.



- 4.      Water Lines: Copper
- 5.      Drain Pipes: PVC
- 6.      Service Caps: Accessible in basement & yard



- 7.      Vent Pipes: PVC

## Plumbing (Continued)

8.      **Gas Service Lines:** Steel pipe, Flexible connector, Yellow CSST Yellow CSST tubing was used to run gas to kitchen, which has not been bonded as required by code & manufactures installation instructions. The thin wall tubing can burn through from nearby lightning strikes if tubing is not properly bonded causing house fire. Appears gas line was not run with required permit or city inspection. See [www.csstfacts.org](http://www.csstfacts.org), [csstsafety.com](http://csstsafety.com) & Georgia Fuel Gas Code Section 310.1.1 for additional information. According to manufacturer, this tubing may only installed by a qualified installer who has completed installation certification. If this tubing is installed improperly, fire, explosion, or asphyxiation may result, according to product label. Installation and bonding instructions, and local codes must be strictly followed. See [Homeflex.com](http://Homeflex.com). Does not appear tubing was installed by a licensed or certified plumber. It is recommended that a qualified & licensed plumbing/HVAC contractor evaluate & provide estimate/recommendation for needed repairs that comply with manufacturer's instructions & State Fuel Gas Code



### Basement Water Heater

9.      **Water Heater Operation:** Off at time of inspection Water heater was off during inspection & could not be tested. Recommend inspection before use.

10. **Manufacturer:** Bradford-White



11. **Model Number:** RG250T6N **Serial Number:** MH36629873 D/N

12. **Type:** Flammable Vapor Ignition Resistant (FVIR), Natural gas **Capacity:** 50 Gal.

13. **Approximate Age:** 5 years **Area Served:** Entire house

14.      **Flue Pipe:** Double wall Vented into furnace flue

15.      **TPRV and Drain Tube:** Copper

16.      **Expansion Device** Expansion Tank above water heater Tank not properly supported. Weight of water in tank can cause pipe to break due to stress and flood basement. It is recommended that a licensed plumber evaluate provide estimate/recommendation for needed repairs



## Bathroom

A NP NI M D

### 2nd floor Jack & Jill bathroom Bathroom

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- 1.      Ceiling: Drywall and paint
- 2.      Walls: Drywall & paint
- 3.      Floor: Carpet, Ceramic tile
- 4.      Doors: Six Panel Door
- 5.      Electrical: 120 Volt GFCI receptacle & lighting Globe missing on light fixture & bulb broken off. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.



- 6.      Counter/Cabinet: Cultured marble
- 7.      Sink/Basin: Molded single bowl
- 8.      Faucets/Traps: Kohler with PVC trap
- 9.      Tub/Surround: Porcelain tub and ceramic tile surround Drain plug not installed properly/defective. Recommend a licensed plumber evaluate & provide estimate/recommendation for needed repairs



- 10.      Shower/Surround: Part of tub
- 11.      Toilets: Gerber
- 12.      HVAC Source: HVAC system registers Supply register
- 13.      Ventilation: Electric ventilation fan

### 2nd floor rear center bedroom Bathroom

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- 14.      Ceiling: Drywall and paint
- 15.      Walls: Drywall & paint
- 16.      Floor: Carpet, Ceramic tile
- 17.      Doors: Six Panel Door
- 18.      Windows: Vinyl slider
- 19.      Electrical: 120 Volt GFCI receptacle & lighting
- 20.      Counter/Cabinet: Cultured marble, Painted wood
- 21.      Sink/Basin: Molded single bowl
- 22.      Faucets/Traps: No name on faucet, PVC trap
- 23.      Tub/Surround: Porcelain tub and ceramic tile surround
- 24.      Shower/Surround: Part of tub
- 25.      Toilets: Gerber
- 26.      HVAC Source: HVAC system registers Supply register
- 27.      Ventilation: Electric ventilation fan and window

### 2nd floor master bathroom Bathroom

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- 28.      Closet: Linen closet Three panel door
- 29.      Closet: Linen closet Six panel door. Door lock will not engage. Recommend repair
- 30.      Ceiling: Drywall and paint Vaulted ceiling

## Bathroom (Continued)

- 31.      Walls: Drywall & paint
- 32.      Floor: Ceramic tile
- 33.      Windows: Wood double hung Muntin strips missing.  
Recommend replacement



- 34.      Electrical: 120 Volt GFCI receptacle & lighting
- 35.      Counter/Cabinet: Stone counter tops & painted cabinets Two separate sinks & cabinets.
- 36.      Sink/Basin: Porcelain coated Two single sinks
- 37.      Faucets/Traps: No name on faucet, PVC trap
- 38.      Shower/Surround: Ceramic tile pan & surround Tempered glass door & walls. Shower mixing valve handle loose. Recommend repair
- 39.      Spa Tub/Surround: Fiberglass tub, Ceramic tile surround



- 40.      Toilets: Gerber Toilet is stopped up - will not flush.  
Left water off. Recommend repair



- 41.      HVAC Source: HVAC system registers Supply registers
- 42.      Ventilation: Electric ventilation fan and windows

### 1st floor half bathroom Bathroom

- 43.      Ceiling: Drywall and paint
- 44.      Walls: Drywall & paint Panel trim on lower walls
- 45.      Floor: Hardwood
- 46.      Doors: Six Panel Door
- 47.      Electrical: 120 Volt GFCI receptacle & lighting
- 48.      Sink/Basin: Pedestal
- 49.      Faucets/Traps: No name on faucet, PVC trap
- 50.      Toilets: Gerber
- 51.      HVAC Source: HVAC system registers
- 52.      Ventilation: Electric ventilation fan

## Kitchen

A NP NI M D

Main floor Kitchen

1.      **Cooking Appliances:** General Electric Gas cooktop



2.      **Cooking Appliances:** General Electric Double electric wall oven



3.      **Ventilator:** General Electric Vented to exterior



4.      **Disposal:** Badger

5.      **Dishwasher:** LG No required water hammer arrestor installed. New appliance required to be installed according to current code which requires water hammer arrestors on all devices with quick closing solenoid valves. Required since 2000. A licensed plumber is recommended to evaluate and provide estimate/recommendation for needed repairs.



6.      **Refrigerator:** Samsung Temperature measured -2 degrees F in freezer & 34 degrees F in refrigerator. Ice in icemaker

7.      **Sink:** Single bowl

8.      **Electrical:** 120 VAC grounded receptacles & lighting, 120 VAC GFCI Appears several light bulbs are burned out in ceiling fixtures. Recommend replacement/repair as needed.

9.      **Plumbing/Fixtures:** PVC

10.      **Counter Tops:** Stone Island also

11.      **Cabinets:** Painted wooden cabinets Island also



12.      **Ceiling:** Drywall and paint

## Kitchen (Continued)

- 13.      Walls: Drywall & paint
- 14.      Floor: Hardwood
- 15.      Windows: Wood double hung, Transoms
- 16.      HVAC Source: HVAC system registers Supply register

## Bedroom

A NP NI M D

### 2nd floor bedroom over garage Bedroom

- 1.      Closet: Single small closet Double bi-fold doors. Weather stripping missing on storage closet with half door. Weather stripping is required to separate non-conditioned space from conditioned air. Recommend installation



- 2.      Ceiling: Drywall and paint Bubble in drywall seam. Ceiling fan out of balance & light burned out. Recommend repair

- 3.      Walls: Drywall & paint

- 4.      Floor: Carpet

- 5.      Doors: Six Panel Door

- 6.      Windows: Wood double hung, Non-opening Gasket off bottom of side window. Recommend replacement



- 7.      Electrical: 120 VAC grounded receptacles & lighting Found three receptacles without neutral. Marked with orange spots. One cover broken. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.

- 8.      HVAC Source: HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



- 9.      Smoke Detector: Not installed Current codes require smoke detectors in all bedrooms. Recommend installation for additional safety

### 2nd floor front center bedroom Bedroom

- 10.      Closet: Single small closet
- 11.      Ceiling: Drywall and paint
- 12.      Walls: Drywall & paint
- 13.      Floor: Hardwood
- 14.      Doors: Six Panel Door
- 15.      Windows: Wood double hung

## Bedroom (Continued)

16.      **Electrical:** 120 VAC grounded receptacles & lighting
17.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



18.      **Smoke Detector:** Not installed Current codes require smoke detectors in all bedrooms. Recommend installation for additional safety

### 2nd floor rear center bedroom Bedroom

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19.      **Closet:** Small & Walk-in
20.      **Ceiling:** Drywall and paint
21.      **Walls:** Drywall & paint
22.      **Floor:** Carpet
23.      **Doors:** Six Panel Door
24.      **Windows:** Wood double hung Gasket off bottom of right rear window. Recommend replacement



25.      **Electrical:** 120 VAC grounded receptacles & lighting Light bulb out of wall fixture. Recommend replacement/repair as needed.
26.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
27.      **Smoke Detector:** Not installed Current codes require smoke detectors in all bedrooms. Recommend installation for additional safety

### 2nd Floor Master Bedroom

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28.      **Closet:** Walk In Right side
29.      **Closet:** Single small closet Left side
30.      **Ceiling:** Drywall and paint Trey ceiling, Ceiling fan
31.      **Walls:** Drywall & paint HVAC thermostat on wall, Alarm panel on wall (not part of inspection process).
32.      **Floor:** Carpet
33.      **Doors:** Six Panel Door , Pocket door Latch missing for pocket door. Recommend installation
34.      **Windows:** Wood double hung Gasket off bottom of right window. Recommend replacement



35.      **Electrical:** 120 VAC grounded receptacles & lighting
36.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate &

## Bedroom (Continued)

### HVAC Source: (continued)

clean ducts as required.

37.      **Smoke Detector:** Not installed Current codes require smoke detectors in all bedrooms. Recommend installation for additional safety

## Living Space

### A NP NI M D

#### 2nd Floor Hall Living Space

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1.      **Closet:** Linen closet
2.      **Ceiling:** Drywall and paint
3.      **Walls:** Drywall & paint
4.      **Railing** Woden handrailing & metal balusters
5.      **Floor:** Carpet Hump in flooring in front of laundry room. A qualified flooring contractor is recommended to evaluate and provide estimate/recommendation for any needed repairs. Wrinkles in carpet. Recommend repair as needed.



6.      **Electrical:** 120 VAC grounded receptacles & lighting
7.      **Smoke Detector:** Not working Alarm on left end of hall not working. Recommend repair or replacement as needed. Recommend any smoke detector 10 years or older be replaced. Recommend alarms be checked monthly & batteries changed annually, Recommend carbon monoxide alarm be installed for additional safety.

#### 2nd floor family room Living Space

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8.      **Ceiling:** Drywall and paint Ceiling fan
9.      **Railing** Woden handrailing & metal balusters
10.      **Walls:** Drywall & paint
11.      **Floor:** Carpet
12.      **Windows:** Wood double hung Rear Window is stuck closed, Recommend all windows be repaired to open in case they are needed for escape.
13.      **Electrical:** 120 VAC grounded receptacles & lighting
14.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



#### Living Room Living Space

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15.      **Ceiling:** Drywall and paint
16.      **Walls:** Drywall & paint
17.      **Floor:** Hardwood

## Living Space (Continued)

18.      **Windows:** Wood double hung Full length non-tempered glass window could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs



19.      **Electrical:** 120 VAC grounded receptacles & lighting
20.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.

### Foyer Living Space

21.      **Closet:** Coat closet Door stop missing for door. Recommend installation.
22.      **Ceiling:** Drywall and paint Two story tray ceiling
23.      **Stairs/Handrails:** Wood stairs with wood handrails, Metal Balusters



24.      **Walls:** Drywall & paint Door bell, Security device on wall. Not part of inspection process
25.      **Floor:** Hardwood
26.      **Doors:** Six Panel entrance Door Gasket torn at bottom. See photo. Recommend replacement



27.      **Windows:** Non-opening, Transom, Tempered glass side lites
28.      **Electrical:** 120 VAC grounded receptacles & lighting Could not get foyer chandelier to come on or outside front porch lights. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.



29.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
30.      **Smoke Detector:** Battery tested OK Recommend any smoke detector 10 years or older be replaced. Recommend alarms be checked monthly & batteries

## Living Space (Continued)

### Smoke Detector: (continued)

changed annually, Recommend carbon monoxide alarm be installed for additional safety.

### Dining Room Living Space

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31.      **Ceiling:** Drywall and paint Trey ceiling
32.      **Walls:** Drywall & paint Panel trim on lower walls
33.      **Floor:** Hardwood
34.      **Doors:** Six Panel Door
35.      **Windows:** Wood double hung Full length non-tempered glass window could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs. Windows are stuck closed, Recommend all windows be repaired to open in case they are needed for escape.
36.      **Electrical:** 120 VAC grounded receptacles & lighting
37.      **HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



### Family Room Living Space

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38.      **Closet:** Single small closet Walk-in closet
39.      **Ceiling:** Drywall and paint Ceiling fan
40.      **Walls:** Drywall & paint Shelving on both sides of fireplace.
41.      **Floor:** Hardwood
42.      **Doors:** 15 lite door to sunroom Tempered glass panes. Appears weather stripping has been chewed on by pet at bottom. Recommend replacement
43.      **Windows:** Wood double hung, Transoms Full length non-tempered glass windows could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs
44.      **Electrical:** 120 VAC grounded receptacles & lighting Receptacle cover missing. Recommend replacement as needed.
45.      **HVAC Source:** HVAC system registers Lint build-up in HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



### Sunroom Living Space

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## Living Space (Continued)

46.      Ceiling: Exposed framing Ceiling fan



47.      Walls: Drywall & paint

48.      Floor: Wood board flooring

49.      Framing Not visible Framing and house attachment not visible because of covered ceiling over patio.



50.      Doors: Full glass solid exit door to deck Wooden screened door on exterior

51.      Windows: Wood double hung, Transom Window is cloudy & moisture appears to be present inside the layers of glass on arched transom. A qualified glazier is recommended to evaluate and estimate repairs



52.      Electrical: 120 VAC grounded receptacles & lighting, 120 VAC GFCI Appears bulb is burned out of ceiling fan. Recommend replacement/repair as needed.

53.      HVAC Source: HVAC system registers Supply register with no return. Recommend a qualified HVAC contractor evaluate & repair as needed

### Breakfast Area Living Space

54.      Ceiling: Drywall and paint Vaulted ceiling

55.      Walls: Drywall & paint Built-in desk & cabinet



56.      Floor: Hardwood

57.      Doors: 15 lite door to sunroom, six panel basement door Tempered glass panes. No weather stripping gasket on door to basement to separate the conditioned air from the non-conditioned basement air. Recommend installation



58.      Windows: Wood double hung, Non-opening

59.      Electrical: 120 VAC grounded receptacles & lighting

## Living Space (Continued)

60.      HVAC Source: HVAC system registers Supply register  
Garage foyer & hall Living Space

61.      Ceiling: Drywall and paint

62.      Stairs/Handrails: Wooden stairs with wood handrails, Metal Balusters



63.      Walls: Drywall & paint Alarm panel on wall (not part of inspection process).

64.      Floor: Hardwood

65.      Doors: Metal six panel door to garage

66.      Windows: Wood double hung Windows at stairway landing are Non-tempered glass. Safety hazard - person could trip/fall against glass causing serious cut/injury. Windows in walls enclosing stairway landings where the glass is less than 60 inches above the walking surface, the windows should be tempered/safety glass. A qualified glazier is recommended to evaluate and estimate repairs/replacement



67.      Electrical: Lighting Appears light bulb is burned out in ceiling fixture. Recommend replacement/repair as needed.

## Laundry Room/Area

A NP NI M D

2nd Floor Laundry Room/Area

1.      Ceiling: Drywall and paint

2.      Walls: Drywall & paint Shelves on walls

3.      Floor: Linoleum

4.      Doors: Six Panel Door

5.      Electrical: 120 VAC grounded receptacles & lighting

6.      HVAC Source: HVAC system registers Supply register

7.      Laundry Tub: Plumbed for tub but not installed



## Laundry Room/Area (Continued)

8.      Washer Hose Bib: Globe type valves



9.      Washer and Dryer Electrical: 120-240 VAC

10.      Dryer Vent: Rigid metal Lint build-up. Fire hazard. Recommend dryer vent be cleaned & inspected annually to help prevent fire. It is recommended that the dryer vent be inspected and cleaned before use.



11.      Dryer Gas Line: Steel pipe - capped - not used

12.      Washer Drain: Wall mounted drain

13.      Floor Drain: No overflow pan under washing machine. Recommend installation



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Lots and Grounds

1. **Porch:** Brick floor with metal railings There has been some settlement and brick cracking for front porch. It appears settlement open gap along front wall that was allow water entry, which has now been sealed. See photos. Recommend monitoring and repair as needed.

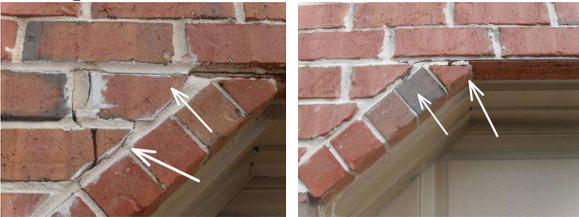


2. **Rodents** Rodent droppings on rear patio Appears to be rodent droppings in corner of rear patio. See photo. Recommend a licensed pest control contractor evaluate and provide estimate/recommendation for any needed remediation



## Exterior Surface and Components

3. **Front and sides Exterior Surface Type:** Brick veneer Some settlements cracks at edge of garage doors. See photos. It is recommended that a qualified masonry contractor evaluate and provide estimate/recommendation for needed repair.



4. **Trim:** Wood Some paint peeling/blistering, loose trim, cracked caulking and decay starting. See photos. It is recommended that a qualified contractor evaluate and provide estimate/recommendation for needed repair.



5. **Window Screens:** Removed from most windows Screens stored in basement. Recommend screens for all windows that open, because screens help protect the window from the elements and allow fresh air into the house during spring and fall.

## Exterior Surface and Components (Continued)

### Window Screens: (continued)



## Roof

6. **Leader/Extension:** Elbows, Plastic pipe Splashblock missing at rear corner of garage which is causing erosion. See photo. Recommend installation. Plastic downspout extensions can easily clog. Recommend observing during heavy rain to ensure proper drainage & recommend cleaning & inspecting annually.



## Garage/Carport

7. **Left side Garage Garage Doors:** Metal panels Single & double door, Required safety warning stickers missing on inside garage door. Recommend installation.



8. **Left side Garage Electrical:** 120 Volt GFCI receptacle & lighting Appears several light bulbs are burned out in ceiling. Recommend replacement/repair as needed. Extension cord has been improperly installed on wall above sprinkler control panel. Recommend removal



## Attic

9. **Above main structure Attic Wiring/Lighting:** 120 volt circuits Improperly abandoned wiring left when attic fan was removed. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair.



## Marginal Summary (Continued)

### Basement

10. **Large unfinished basement area - terrace level Basement Ceiling:** Exposed framing with insulation. Some insulation batts missing. Recommend replacement.



11. **Large unfinished basement area - terrace level Basement Walls:** Exposed framing, Concrete foundation walls. Some insulation batts have fallen from framed walls. Recommend replacement. Security device on wall - not part of inspection process



### Plumbing

12. **Basement Water Heater Expansion Device** Expansion Tank above water heater. Tank not properly supported. Weight of water in tank can cause pipe to break due to stress and flood basement. It is recommended that a licensed plumber evaluate, provide estimate/recommendation for needed repairs.



### Bathroom

13. **2nd floor master bathroom Bathroom Closet:** Linen closet. Six panel door. Door lock will not engage. Recommend repair.
14. **2nd floor master bathroom Bathroom Windows:** Wood double hung. Muntin strips missing. Recommend replacement.



15. **2nd floor master bathroom Bathroom Shower/Surround:** Ceramic tile pan & surround. Tempered glass door & walls. Shower mixing valve handle loose. Recommend repair.

### Kitchen

16. **Main floor Kitchen Electrical:** 120 VAC grounded receptacles & lighting, 120 VAC GFCI. Appears several light bulbs are burned out in ceiling fixtures. Recommend replacement/repair as needed.

### Bedroom

17. **2nd floor bedroom over garage Bedroom Ceiling:** Drywall and paint bubble in drywall seam. Ceiling fan out of balance & light burned out. Recommend repair.

## Marginal Summary (Continued)

18. **2nd floor rear center bedroom Bedroom Electrical:** 120 VAC grounded receptacles & lighting Light bulb out of wall fixture. Recommend replacement/repair as needed.
19. **2nd floor rear center bedroom Bedroom HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.

## Living Space

20. **2nd Floor Hall Living Space Floor:** Carpet Hump in flooring in front of laundry room. A qualified flooring contractor is recommended to evaluate and provide estimate/recommendation for any needed repairs. Wrinkles in carpet. Recommend repair as needed.



21. **2nd floor family room Living Space Windows:** Wood double hung Rear Window is stuck closed, Recommend all windows be repaired to open in case they are needed for escape.
22. **Living Room Living Space Windows:** Wood double hung Full length non-tempered glass window could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs



23. **Living Room Living Space HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
24. **Foyer Living Space Closet:** Coat closet Door stop missing for door. Recommend installation.
25. **Foyer Living Space Doors:** Six Panel entrance Door Gasket torn at bottom. See photo. Recommend replacement



26. **Foyer Living Space HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
27. **Dining Room Living Space Windows:** Wood double hung Full length non-tempered glass window could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs. Windows are stuck closed, Recommend all windows be repaired to open in case they are needed for escape.



28. **Family Room Living Space Doors:** 15 lite door to sunroom Tempered glass panes. Appears weather stripping has been chewed on by pet at bottom. Recommend replacement

## Marginal Summary (Continued)

29. **Family Room Living Space Windows:** Wood double hung, Transoms Full length non-tempered glass windows could be a safety hazard for child falling against glass. A qualified glazier is recommended to evaluate and provide estimate/recommendation for needed repairs



30. **Family Room Living Space Electrical:** 120 VAC grounded receptacles & lighting Receptacle cover missing. Recommend replacement as needed.

31. **Sunroom Living Space Electrical:** 120 VAC grounded receptacles & lighting, 120 VAC GFCI Appears bulb is burned out of ceiling fan. Recommend replacement/repair as needed.

32. **Sunroom Living Space HVAC Source:** HVAC system registers Supply register with no return. Recommend a qualified HVAC contractor evaluate & repair as needed

33. **Garage foyer & hall Living Space Windows:** Wood double hung Windows at stairway landing are Non-tempered glass. Safety hazard - person could trip/fall against glass causing serious cut/injury. Windows in walls enclosing stairway landings where the glass is less than 60 inches above the walking surface, the windows should be tempered/safety glass. A qualified glazier is recommended to evaluate and estimate repairs/replacement



34. **Garage foyer & hall Living Space Electrical:** Lighting Appears light bulb is burned out in ceiling fixture. Recommend replacement/repair as needed.

## Laundry Room/Area

35. **2nd Floor Laundry Room/Area Floor Drain:** No overflow pan under washing machine. Recommend installation



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

- Deck:** Stained wood Deck in rear, Because a deck is exposed to the weather daily, the average life of a wooden deck structure is about 15 years. To extend the life, it has to be monitored and properly maintained, especially in this case where the deck is high off the ground. To help prevent failure, the deck structure must be properly secured to the house framing, properly braced from movement and must have a properly secured guardrailing system. Areas of this deck that could cause problems are the deck support post that are in ground contact and the open step risers. Even treated wood will eventually decay when they are in ground contact and these should be monitored and repaired as needed. The open step risers are a safety hazard. A large opening could allow a small child to could get caught between the openings or fall through openings causing injury. It is recommended that a licensed and qualified deck contractor evaluate the deck and provide estimate/recommendation for needed repairs.



- Vegetation:** Large trees and shrubs Shrubs in contact with siding. Vegetation behind A/C unit and shrub limbs blocking driveway. See photos. Recommend monitoring, cutting back limbs and removing vegetation from siding contact as needed to help prevent siding/AC damage.



### Exterior Surface and Components

- Rear of house Exterior Surface Type:** Composite wood board siding and cement fiber siding The siding on the rear of the house is a composite wood board siding that is made from wood particles/saw dust and glue. There have been class action law suits over this type product and courts have found it to be a defective product. It appears that this is LP siding and that some of the siding has been replace over the years and some cement fiber siding installed on the sunroom. The siding performs only if is properly installed and properly sealed/caulked/maintained to prevent water entry. When moisture enters the siding, wicking takes place, the glue breaks down and the siding deteriorates. Some of the siding has started to deteriorate along the bottom, around nail holes and cracked caulking. See photos. It is recommended that a qualified siding contractor evaluate all composite wood board siding and provide estimate/recommendation for needed repairs/replacement.

## Exterior Surface and Components (Continued)

Type: (continued)



4. **Soffits:** Vented plywood Appears front soffit is hanging down/loose. See photos. It is recommended that a qualified contractor evaluate all soffits and provide estimate/recommendation for needed repairs



5. **Windows:** Wood double hung, Non-opening Muntin strips have been removed from most windows and stored in basement. Many windows with blistered paint and decay. See photos. A qualified contractor is recommended to evaluate all wooden windows and provide estimate/recommendation for needed repairs/replacement/paint.



## Exterior Surface and Components (Continued)

Windows: (continued)



6. **Hose Bibs:** Globe type valves Front hose bib leaking at valve stem. No anti-siphon devices on hose bibs. Backflow safety hazard. A licensed plumber is recommended to evaluate and provide estimate/recommendation for needed repairs.



## Roof

7. **Gutters:** Aluminum Gutters are full of debris & plants growing inside gutters. See photos. A qualified gutter contractor is recommended to clean, evaluate and provide estimate/recommendation for any needed repairs.



## Garage/Carport

8. **Left side Garage Ceiling:** Texture paint Appears there has been a plumbing leak from the Jack & Jill bathroom above garage, which has not been properly repaired. A metal grill has been installed to cover hole & it appears the insulation is wet at PVC pipe & has stained the ceiling. See photo. A qualified plumbing contractor is recommended to evaluate and provide estimate/recommendation for needed repairs.



## Electrical

9. **Bonding** Water heater & water pressure regulator are not bonded. Water heater & water pressure regulator are not bonded as required. Safety hazard. It is recommended that a licensed electrician evaluate & provide estimate/recommendation for needed bonding. Safety hazard. Lack of bonding wires can cause plumber to suffer shock/electrocution when there is an electrical potential difference between the open piping. See photos.



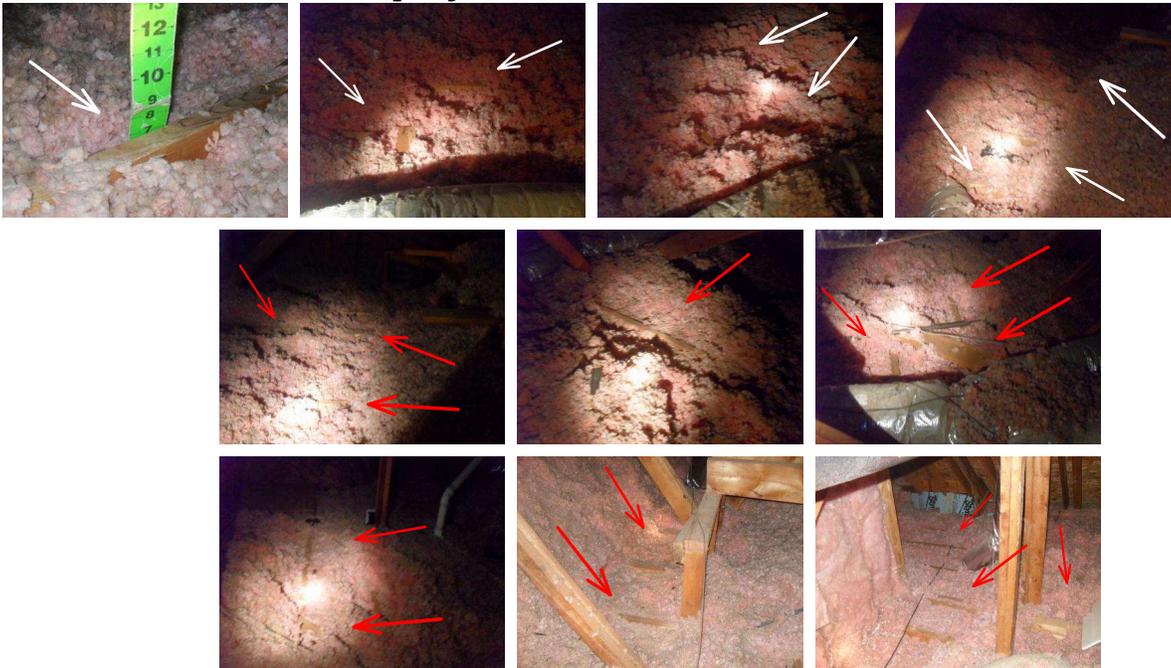
## Defective Summary (Continued)

10. **Garage Electric Panel Manufacturer:** Challenger Excessive gap where panel meets drywall. Safety/fire hazard. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair. The electrical panel/cabinet should have no more gap than 1/8 " from wall surface. Any arcing or sparks inside electrical panel could cause a fire in the wall. It appears previous workers opened the gaps to run wiring without repairing the gap. It is recommended that a licensed electrician evaluate and provide estimate/recommendation for needed repair.



### Attic

11. **Above main structure Attic Insulation Depth:** 0 - 12" The attic insulation has been walked through, moved and compressed from its uniform 12" depth for R-30. Plywood has been laid on top of loose fill reducing the R-value. See photos. The joist are about 7" high so if the attic joist are visible, about 5" of insulation is missing. It is recommended that a qualified insulation contractor evaluate the attic insulation and install additional loose fill insulation to equal R-30 and post certificate certifying R-30.



## Attic (Continued)

### Insulation Depth: (continued)



12. **Above main structure Attic Utility Chase** Open utility chase Open utility chase in attic can act like a chimney during a fire & help burn down house. Safety hazard. In addition, the interior walls are not insulated, which causes heat transfer through chase walls. See photos. A qualified contractor is recommended to evaluate & provide estimate/recommendation for needed repairs.



13. **Above main structure Attic Attic Steps** Folding steps Attic Steps represents about 8 square feet of no insulated area which will transfer heat, causing elevated utility bills. It is recommended that the steps be insulated or an insulated cover/box be placed over the steps in the attic.



## Air Conditioning

14. **Right side of house - forward unit AC System Condensate Removal:** Electric pump with clear plastic tubing Condensate being improperly emptied into plumbing pipe. Not allowed because sewer gas can enter conditioned air when pump not in use. Safety hazard. A licensed and qualified HVAC contractor is recommended to evaluate and provide estimated/recommendation for needed repair.



## Heating System

15. **Attic Heating System Distribution:** Insulflex duct Lint build-up in return HVAC registers & ducts, Dirt and debris in supply registers and ducts. Recommend a qualified HVAC contractor evaluate & clean ducts as required.
16. **Basement Heating System Distribution:** Insulflex duct Lint build-up in return HVAC registers & ducts, Dirt and debris in supply registers and ducts. Recommend a qualified HVAC contractor evaluate & clean ducts as required.
17. **Basement Heating System Flue Pipe:** Double wall Class B furnace flue in contact with combustibles. Insulation is a combustible material. Fire hazard. This should have been repaired when furnace was replaced. Codes require new replacements to be installed according to current code. Class B vent pipe requires at least 1" clearance. A licensed HVAC contractor is recommended to evaluate and make needed repairs. According to the 2000 IFGC (International Fuel Gas Code of Georgia), section 502.4, an insulation shield shall be installed where a furnace flue vent

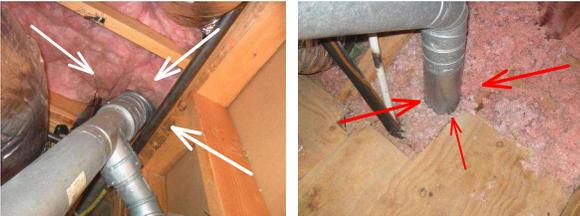
## Defective Summary (Continued)

### Flue Pipe: (continued)

passes through attic insulation. An insulation shield constructed of not less than 26 gage sheet metal shall be installed to provide clearance between the vent and the insulation material. Where a flue vent passes through an attic space, the shield shall terminate not less than 2 inches above the insulation materials and shall be secured in place to prevent displacement.

Attic insulation must be separated from a flue vent by a distance of 1" for class B double wall vent. If the insulation in the attic is 12" deep the shield should be at least 14" long, totally isolating the flue pipe from attic insulation.

Safety/fire hazard. Recommend an insulating shield be installed & ensure at least 1" clearance from combustibles



## Plumbing

18. **Gas Service Lines:** Steel pipe, Flexible connector, Yellow CSST Yellow CSST tubing was used to run gas to kitchen, which has not been bonded as required by code & manufactures installation instructions. The thin wall tubing can burn through from nearby lightning strikes if tubing is not properly bonded causing house fire. Appears gas line was not run with required permit or city inspection. See [www.csstfacts.org](http://www.csstfacts.org), [csstsafety.com](http://csstsafety.com) & Georgia Fuel Gas Code Section 310.1.1 for additional information. According to manufacturer, this tubing may only installed by a qualified installer who has completed installation certification. If this tubing is installed improperly, fire, explosion, or asphyxiation may result, according to product label. Installation and bonding instructions, and local codes must be strictly followed. See [Homeflex.com](http://Homeflex.com). Does not appear tubing was installed by a licensed or certified plumber. It is recommended that a qualified & licensed plumbing/HVAC contractor evaluate & provide estimate/recommendation for needed repairs that comply with manufacturer's instructions & State Fuel Gas Code



## Bathroom

19. **2nd floor Jack & Jill bathroom Bathroom Electrical:** 120 Volt GFCI receptacle & lighting Globe missing on light fixture & bulb broken off. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.



## Defective Summary (Continued)

20. **2nd floor Jack & Jill bathroom Bathroom Tub/Surround:** Porcelain tub and ceramic tile surround Drain plug not installed properly/defective. Recommend a licensed plumber evaluate & provide estimate/recommendation for needed repairs



21. **2nd floor master bathroom Bathroom Toilets:** Gerber Toilet is stopped up - will not flush. Left water off. Recommend repair



## Kitchen

22. **Main floor Kitchen Dishwasher:** LG No required water hammer arrestor installed. New appliance required to be installed according to current code which requires water hammer arrestors on all devices with quick closing solenoid valves. Required since 2000. A licensed plumber is recommended to evaluate and provide estimate/recommendation for needed repairs.



## Bedroom

23. **2nd floor bedroom over garage Bedroom Closet:** Single small closet Double bi-fold doors. Weather stripping missing on storage closet with half door. Weather stripping is required to separate non-conditioned space from conditioned air. Recommend installation



24. **2nd floor bedroom over garage Bedroom Windows:** Wood double hung, Non-opening Gasket off bottom of side window. Recommend replacement



25. **2nd floor bedroom over garage Bedroom Electrical:** 120 VAC grounded receptacles & lighting Found three receptacles without neutral. Marked with orange spots. One cover broken. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.

26. **2nd floor bedroom over garage Bedroom HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



## Defective Summary (Continued)

27. 2nd floor front center bedroom Bedroom HVAC Source: HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



28. 2nd floor rear center bedroom Bedroom Windows: Wood double hung Gasket off bottom of right rear window. Recommend replacement



29. 2nd Floor Master Bedroom Doors: Six Panel Door , Pocket door Latch missing for pocket door. Recommend installation

30. 2nd Floor Master Bedroom Windows: Wood double hung Gasket off bottom of right window. Recommend replacement



31. 2nd Floor Master Bedroom HVAC Source: HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.

## Living Space

32. 2nd Floor Hall Living Space Smoke Detector: Not working Alarm on left end of hall not working. Recommend repair or replacement as needed. Recommend any smoke detector 10 years or older be replaced. Recommend alarms be checked monthly & batteries changed annually, Recommend carbon monoxide alarm be installed for additional safety.

33. 2nd floor family room Living Space HVAC Source: HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.



34. Foyer Living Space Electrical: 120 VAC grounded receptacles & lighting Could not get foyer chandelier to come on or outside front porch lights. A licensed electrician is recommended to evaluate and provide estimate/recommendation for needed repairs.



## Defective Summary (Continued)

35. **Dining Room Living Space HVAC Source:** HVAC system registers Lint build-up in return HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
36. **Family Room Living Space HVAC Source:** HVAC system registers Lint build-up in HVAC register & duct, Recommend a qualified HVAC contractor evaluate & clean ducts as required.
37. **Sunroom Living Space Windows:** Wood double hung, Transom Window is cloudy & moisture appears to be present inside the layers of glass on arched transom. A qualified glazier is recommended to evaluate and estimate repairs
38. **Breakfast Area Living Space Doors:** 15 lite door to sunroom, six panel basement door Tempered glass panes. No weather stripping gasket on door to basement to separate the conditioned air from the non-conditioned basement air. Recommend installation



## Laundry Room/Area

39. **2nd Floor Laundry Room/Area Dryer Vent:** Rigid metal Lint build-up. Fire hazard. Recommend dryer vent be cleaned & inspected annually to help prevent fire. It is recommended that the dryer vent be inspected and cleaned before use.

