



# Inspection Report

**Lisa Britt**

**Property Address:**  
2720 Greymont Ct  
Cumming GA 30041



**Serrano's Home Inspections, LLC.**

**JAVIER SERRANO**  
[www.serranoshomeins.com](http://www.serranoshomeins.com)

**678-608-9452**



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<b>Date:</b> 10/16/2020	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 2720 Greymont Ct Cumming GA 30041	<b>Customer:</b> Lisa Britt	<b>Real Estate Professional:</b> Cathy Burkle

Every general home inspection performed by **Serrano's Home Inspections, LLC** come with:

[100 Day Structural / Mechanical Warranty](#) , [SewerGard](#) , [MoldSafe](#), [Platinum Roof Protection Plan](#),

And FREE *RecallChek* on appliances for life!

## **INTRODUCTION, SCOPE & DEFINITIONS**

### **Introduction:**

The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current [Standards of Practice](#) and [Code of Ethics](#) of ASHI (American Society of Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

### **Scope:**

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by Serrano's Home Inspections, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Serrano's Home Inspections, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

### **Use of photos:**

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

### **Comment Key or Definitions:**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This report has been produced in accordance with the **AGREEMENT** and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT** . Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE** . If you're reading this report but did not hire us, Serrano's Home Inspections, LLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make.

If the residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact Serrano's Home Inspections, LLC immediately if any adverse conditions are observed that were not commented on in your inspection report.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**Type of building:**

Single Family (2 story)

**Occupancy:**

The home was occupied

**Attending the Inspection:**

Buyer and Buyer's Agent

**Weather during the Inspection:**

Cloudy

**Temperature during inspection:**

65 degrees F

**Approximate age of building:**

21 years old

# Summary



**Customer**

Lisa Britt

**Address**

2720 Greymont Ct  
Cumming GA 30041

**1. Exterior**

**Summary**

**1.8 Exterior Views**

**Inspected, Repair or Replace**

-Views of the property from different angles. They are not intended to show any defect.



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)



1.8 Item 4(Picture)

### 3. Structural Components

#### Summary

##### 3.5 Roof Structure and Attic

###### Inspected, Repair or Replace

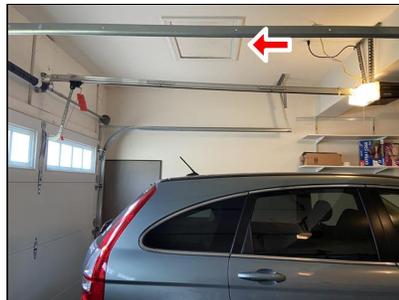
(1) -The access to the attic above the garage was blocked and this attic could not be inspected.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) -There is one low/sagging area on the roof at the front right corner of the upper roof. No problems were noted in the attic under this area.

### 4. Roofing

#### Summary

##### 4.4 Gutters and Downspouts

###### Inspected, Repair or Replace

-Gutter on the right side of the garage, the gutter at the right rear of the house are sagging in the middle. Have them adjusted to drain to the downspouts.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

### 5. Insulation and Ventilation

#### Summary

##### 5.0 Insulation in Attic

###### Inspected, Repair or Replace

-Insulation is missing on big areas of the attic above the front right bedroom. Have all these areas properly re-insulated.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

**6. Heating / Central Air Conditioning**

**Summary**

**6.0 Heating Equipment**

**Inspected, Repair or Replace**

-Heating and cooling units are 21 years old, these units are reaching the end of their average lives and they may need to be replaced in the near future. The heating and cooling units were tested for a short period of time during the inspection and they working; however much of an HVAC system is concealed from view during a normal home inspection and our inspection is basic in scope. Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the heat exchanger, the evaporator coils and the condensing coils, to check the electrical contacts and check the refrigerant,



6.0 Item 1(Picture)



6.0 Item 2(Picture)

**6.2 Distribution Systems (including fans, pumps, ducts and piping)**

**Inspected, Repair or Replace**

-Extend the condensate drain pipe to drain away from the right side of the house behind the a/c unit.



6.2 Item 1(Picture)

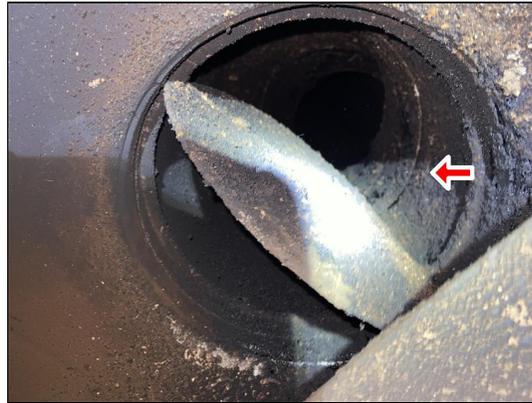
**6.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Inspected, Repair or Replace**

-Flue pipe for the fireplace needs to be cleaned out.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

### 6.7 Cooling and Air Handler Equipment

#### Inspected, Repair or Replace

-The typical life expectancy of a/c units is 10-15 years. The a/c unit uses the R-22 type of refrigerant gas (freon), this refrigerant is no longer manufactured in North America and will be expensive and difficult to find in the near future. Have an HVAC contractor evaluate.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

## 7. Electrical System

### Summary

#### 7.5 Receptacles, Switches and Light Fixtures

#### Inspected, Repair or Replace

(1) -The front porch light, the exterior light at both sides of the garage doors, the flood light at the rear of the house did not operate when they were tested. It appears that these lights are on sensors. Have the seller ascertain that they are functional or have the repaired or replaced.



7.5 Item 1(Picture)



7.5 Item 2(Picture)

(2) -Make the attic light operational. Bulb may be blown.



7.5 Item 3(Picture)

**7.6 Operation of GFCI (Ground Fault Circuit Interrupters) and/or AFCI (ARC Fault Circuit Interrupters)**

**Inspected, Repair or Replace**

(1) -The GFCI reset outlet at the half bathroom still powered when it was tripped. Have this outlet repaired or replaced.

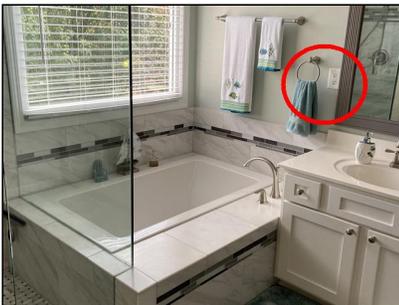


7.6 Item 1(Picture)



7.6 Item 2(Picture)

(2) -The GFCI outlet on the left side of the left master bathroom sink is too close to the bathroom tub and this outlet can be reached from inside the tub. This is a safety hazard. This was the way that this unit was built; however, it is recommended that this outlet be relocated to correct this condition



7.6 Item 3(Picture)

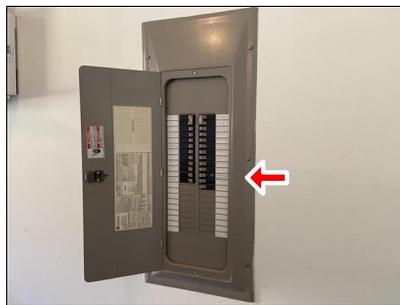
**7.7 Location of Main and Distribution Panels**

**Inspected, Repair or Replace**

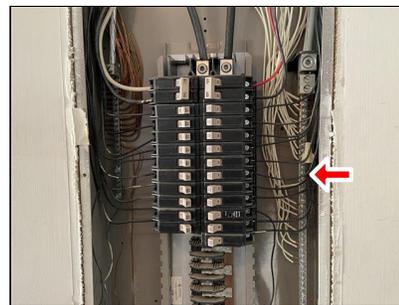
**FYI** -The main disconnect is located at the meter on the left side of the house. The panel box is at the garage.



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture)

**8. Plumbing System**

**Summary**

**8.1 Plumbing Water Supply, Distribution System and Fixtures**

**Inspected, Repair or Replace**

-There is one opened/unused water pipe inside the wall at the left side garage wall. Have this water pipe/hose capped off or have it removed.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

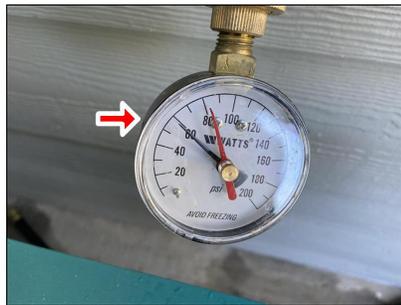
**8.2 Main Water Shut-off Device (Describe location)**

**Inspected, Repair or Replace**

**FYI** -The main water shut off valve is located under the water heater. The water pressure for the house was tested at the exterior faucet on the front of the house and it was good (60 psi)



8.2 Item 1(Picture)



8.2 Item 2(Picture)

**8.3 Sinks, Toilets, Showers and Tubs**

**Inspected, Repair or Replace**

(1) -Half bathroom sink/cabinet is loose to the wall and the half bathroom is loose to the floor. Have them secured.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) -Water stains were noted on the drywall ceiling at the left rear of the garage. These stains were dry at the time of the inspection; however, seller to provide information about the causes of these stains and to ascertain that any leaks from the bathroom above were properly repaired or have a plumber evaluate to ascertain that there are no active leaks at this area or to make repairs as needed.



8.3 Item 3(Picture)



8.3 Item 4(Picture)

#### 8.4 Water Heater

##### Inspected, Repair or Replace

-It is recommended that the auto-impact device be re-located so it will also protect the gas furnace next to the water heater.



8.4 Item 1(Picture)

#### 8.6 Main Gas Shut-off (Describe Location)

##### Inspected, Repair or Replace

FYI -The main gas cut off valve is located at the meter on the right side of the house.



8.6 Item 1(Picture)

### 9. Interiors

#### Summary

##### 9.3 Steps, Stairways, Balconies and Railings

##### Inspected, Repair or Replace

-Handrail on the left side of the stairs is short. Have it extended so it will fully cover the full length of the stairs.



9.3 Item 1(Picture)

**9.6 Windows (representative number)**

**Inspected, Repair or Replace**

-The arc window at the bottom of the stairs is not tempered glass. This was ok when this house was built; however, it is recommended that this window be replaced with a tempered glass window for safety.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

**9.8 Presence of pest**

**Inspected, Repair or Replace**

-Old termite trails were noted on the concrete slab at the right side of the garage. The buyer should not depend on this report to discover all termite activity in the house whether concealed or not concealed and a thorough termite inspection will need to be performed.



9.8 Item 1(Picture)



9.8 Item 2(Picture)

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# 1. Exterior

Every general home inspection performed by **Serrano's Home Inspections, LLC.** come with:

*100 Day Structural/Mechanical Warranty, SafeGard, MoldSafe, Platinum Roof Protection Plan*

And FREE *Recall/Chek* on appliances for life!

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

## Styles & Materials

**Siding Material:**

Cement-Fiberboard  
Brick

**Additional Structures or Accessories:**

Covered patio

**Driveway:**

Concrete

		IN	NI	NP	RR
1.0	Exterior Siding	•			
1.1	Doors (Exterior)	•			
1.2	Windows	•			
1.3	Decks, Stoops, Steps, Patio/Cover and Railings	•			
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls	•			
1.5	Eaves, Soffits and Fascias	•			
1.6	Exterior Wood Trim	•			
1.7	Exterior Flashings (Doors, Windows, Deck)	•			
1.8	Exterior Views	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**1.8** -Views of the property from different angles. They are not intended to show any defect.

## 2. Garage

### Styles & Materials

**Garage Door Type:**

Two automatic

		IN	NI	NP	RR
2.0	Garage Ceilings	•			
2.1	Garage Walls	•			
2.2	Garage Floor	•			
2.3	Garage Door (s)	•			
2.4	Occupant Door (from garage to inside of home)	•			
2.5	Garage Door Operators	•			
		IN	NI	NP	RR

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### 3. Structural Components

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**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

**Foundation:**

Poured in place concrete slab

**Method used to observe Crawlspace:**

No crawlspace

**Floor Structure:**

Slab

**Wall Structure:**

Not visible

**Columns or Piers:**

Supporting walls

**Roof Structure:**

Engineered wood trusses

**Method used to observe attic:**

Walked

**Attic info:**

Attic hatch

The access to the attic over the garage was blocked and it could not be inspected..

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace	•			
3.1	Walls (Structural)		•		
3.2	Floors (Structural)	•			
3.3	Columns or Piers			•	
3.4	Ceilings (Structural)	•			
3.5	Roof Structure and Attic	•			•
3.6	Water Entry in Basement/Crawlspace/Main Level	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**3.5 (1)** -The access to the attic above the garage was blocked and this attic could not be inspected.

**3.5 (2)** -There is one low/sagging area on the roof at the front right corner of the upper roof. No problems were noted in the attic under this area.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inadequate control of surface water causes 80-90% of water problems. If this house sits high enough, it is unlikely there is a high water table, therefore, a wet basement or crawl space problem is usually a result of poor off roof and surface control. Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to purchase of this property. Water entry into a crawl space or basement can occur when the grade level is higher than the crawl space or basement floor. The water tightness of roofs, basements and crawl spaces is unknown unless there is heavy rainfall during the inspection which produces visible signs of water. The COMPANY does not guarantee that the roof, basement and/or crawl space will remain leak-free for any period of time.

# 4. Roofing

Every general home inspection performed by **Serrano's Home Inspections, LLC.** come with:

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**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

## Styles & Materials

**Primary roof-covering type:**

4 tab architectural fiberglass shingles

**Chimney flue material (exterior):**

Hardie-Plank type lap siding

**Viewed roof covering from:**

Ground  
Binoculars

		IN	NI	NP	RR
4.0	Primary Roof Covering	•			
4.1	Roof Flashing	•			
4.2	Skylights, Chimneys and Roof Penetrations	•			
4.3	Water Entry in Roof	•			
4.4	Gutters and Downspouts	•			•
		IN	NI	NP	RR

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## Comments:

**4.4** -Gutter on the right side of the garage, the gutter at the right rear of the house are sagging in the middle. Have them adjusted to drain to the downspouts.

# 5. Insulation and Ventilation

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The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## Styles & Materials

**Attic Insulation:**

Blown  
10-12 inches

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Unknwon/not visible

		IN	NI	NP	RR
5.0	Insulation in Attic	•			•
5.1	Ventilation of Attic and Foundation Areas	•			
5.2	Venting Systems (Kitchens, Baths and Laundry)	•			
5.3	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**5.0** -Insulation is missing on big areas of the attic above the front right bedroom. Have all these areas properly re-insulated.

## 6. Heating / Central Air Conditioning

Every general home inspection performed by **Serrano's Home Inspections, LLC.** come with:

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**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

**Heat Type:**

Gas Furnace

**Furnace Age:**

1999

**Temp reads (Heat):**

The heat read 116 F at the master bedroom

The heat read 110 F at the family room

**Energy Source:**

Gas

**Number of Heat Systems (excluding wood):**

One

**Ductwork:**

Insulated

**Operable Fireplaces:**

One

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**

Electricity

**Number of AC Only Units:**

One

**Cooling Equipment Age:**

1999

**Temp Reads (Cooling):**

54 F at main level

55 F at upper level

		IN	NI	NP	RR
6.0	Heating Equipment	•			•
6.1	Normal Operating Controls	•			
6.2	Distribution Systems (including fans, pumps, ducts and piping)	•			•
6.3	Presence of Installed Heat Source in Each Room	•			
6.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•
6.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
6.6	Gas/LP Firelogs and Fireplaces	•			
6.7	Cooling and Air Handler Equipment	•			•
6.8	Normal Operating Controls	•			
6.9	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**6.0** -Heating and cooling units are 21 years old, these units are reaching the end of their average lives and they may need to be replaced in the near future. The heating and cooling units were tested for a short period of time during the inspection and they working; however much of an HVAC system is concealed from view during a normal home inspection and our inspection is basic in scope. Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the heat exchanger, the evaporator coils and the condensing coils, to check the electrical contacts and check the refrigerant,

**6.2** -Extend the condensate drain pipe to drain away from the right side of the house behind the a/c unit.

**6.4** -Flue pipe for the fireplace needs to be cleaned out.

**6.7** -The typical life expectancy of a/c units is 10-15 years. The a/c unit uses the R-22 type of refrigerant gas (freon), this refrigerant is no longer manufactured in North America and will be expensive and difficult to find in the near future. Have an HVAC contractor evaluate.

# 7. Electrical System

Every general home inspection performed by **Serrano's Home Inspections, LLC.** come with:

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And **FREE Recall/Chek** on appliances for life!

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

## Styles & Materials

**Electrical Service Conductors:**

Below ground  
Aluminum  
220 volts

**Panel Capacity:**

150 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Main Disconnect Breaker	•			
7.2	Service Grounding	•			
7.3	Panel Box and Sub-Panel	•			
7.4	Branch Circuit Conductors, Circuits and Wiring	•			
7.5	Receptacles, Switches and Light Fixtures	•			•
7.6	Operation of GFCI (Ground Fault Circuit Interrupters) and/or AFCI (ARC Fault Circuit Interrupters)	•			•
7.7	Location of Main and Distribution Panels	•			•
7.8	Smoke Detectors	•			
7.9	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**7.5 (1)** -The front porch light, the exterior light at both sides of the garage doors, the flood light at the rear of the house did not operate when they were tested. It appears that these lights are on sensors. Have the seller ascertain that they are functional or have the repaired or replaced.

**7.5 (2)** -Make the attic light operational. Bulb may be blown.

**7.6 (1)** -The GFCI reset outlet at the half bathroom still powered when it was tripped. Have this outlet repaired or replaced.

**7.6 (2)** -The GFCI outlet on the left side of the left master bathroom sink is too close to the bathroom tub and this outlet can be reached from inside the tub. This is a safety hazard. This was the way that this unit was built; however, it is recommended that this outlet be relocated to correct this condition

**7.7 FYI** -The main disconnect is located at the meter on the left side of the house. The panel box is at the garage.

# 8. Plumbing System

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**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Not visible

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Drain (Waste) Pipe:**

PVC

**Water Heater Power Source:**

Gas

**Water Heater Capacity:**

40 Gallon

**Water Heater Location:**

Garage

**Water Heater Age:**

2011

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
8.2	Main Water Shut-off Device (Describe location)	•			•
8.3	Sinks, Toilets, Showers and Tubs	•			•
8.4	Water Heater	•			•
8.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
8.6	Main Gas Shut-off (Describe Location)	•			•
		IN	NI	NP	RR

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**Comments:**

**8.1** -There is one opened/unused water pipe inside the wall at the left side garage wall. Have this water pipe/hose capped off or have it removed.

**8.2 FYI** -The main water shut off valve is located under the water heater. The water pressure for the house was tested at the exterior faucet on the front of the house and it was good (60 psi)

**8.3 (1)** -Half bathroom sink/cabinet is loose to the wall and the half bathroom is loose to the floor. Have them secured.

**8.3 (2)** -Water stains were noted on the drywall ceiling at the left rear of the garage. These stains were dry at the time of the inspection; however, seller to provide information about the causes of these stains and to ascertain that any leaks from the bathroom above were properly repaired or have a plumber evaluate to ascertain that there are no active leaks at this area or to make repairs as needed.

**8.4** -It is recommended that the auto-impact device be re-located so it will also protect the gas furnace next to the water heater.

**8.6 FYI** -The main gas cut off valve is located at the meter on the right side of the house.

# 9. Interiors

Every general home inspection performed by **Serrano's Home Inspections, LLC.** come with:

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The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR
9.0	Ceilings	•			
9.1	Walls	•			
9.2	Floors	•			
9.3	Steps, Stairways, Balconies and Railings	•			•
9.4	Counters and Cabinets (representative number)	•			
9.5	Doors (representative number)	•			
9.6	Windows (representative number)	•			•
9.7	Bathrooms	•			
9.8	Presence of pest	•			•
		IN	NI	NP	RR

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**Comments:**

**9.3** -Handrail on the left side of the stairs is short. Have it extended so it will fully cover the full length of the stairs.

**9.6** -The arc window at the bottom of the stairs is not tempered glass. This was ok when this house was built; however, it is recommended that this window be replaced with a tempered glass window for safety.

**9.7 (1)** -Adjust the drain stoppers for the master bathroom sinks

**9.7 (2)** -Re-grout the tile floor around the master bathroom shower.

**9.8** -Old termite trails were noted on the concrete slab at the right side of the garage. The buyer should not depend on this report to discover all termite activity in the house whether concealed or not concealed and a thorough termite inspection will need to be performed.

## 10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Vent hood/Down-draft hood	•			
10.3	Garbage Disposal	•			
10.4	Microwave	•			
10.5	Refrigerator	•			
		IN	NI	NP	RR

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