

Inspection Report

Keith Mayfield

**Property Address:
554 Vinings Estate Dr SE
Mableton GA 30126**



Inspector: Brandon Williams

**Residential Inspector of America
3276 Buford Drive, Ste. 104-306
Buford, GA 30519
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Date: 1/14/2020	Time:	Report ID: 78532
Property: 554 Vinings Estate Dr SE Mableton GA 30126	Customer: Keith Mayfield	Real Estate Professional: Patrice Harrison Virtual Properties

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty 90 Day Structural/Mechanical Warranty

90 Day Mold Warranty 90 Day Main Sewer/Water Line Warranty

Concierge Service for Utility Set up 120 Day Radon Warranty (with test)

And FREE *RecallChek* on appliances for life! Click [HERE](#) to find out more.

Report Videos

You are currently viewing a PDF form of this report, but there is a video in the plumbing section of the report that can be viewed in the HTML version by clicking [HERE](#)

IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

INSPECTED: The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

NOT INSPECTED: The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

REPAIR/REPLACE: The item is in need of repairs, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: The item is not present in this home.

In Attendance:

Customer

Approximate age of building:

Over 15 Years

Temperature:

Below 65

Weather:

Overcast, Light Rain, Heavy Rain

Inspector:

Brandon Williams

Summary

Customer

Keith Mayfield

Address

554 Vinings Estate Dr SE
Mableton GA 30126

All complete RIA home inspections come with these FREE services to protect your investment: 5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek on appliances for life. Click [HERE](#) to find out more. Applies to home buyers only.

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This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click [HERE](#) for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

1. Exterior


1.1 EXTERIOR SIDING

Inspected, Repair or Replace

-  (2) Cracks found in the brick veneer/sill at several windows around the home. See photos for examples. Have a brick mason evaluate brick window sill areas and make all repairs/replacements as needed


1.2 DOORS

Inspected, Repair or Replace

-  (2) Minor rot damage on the lower part(s) of the rear deck door. Repair or replace damaged wood. See photo(s). This is a common area for damage and will need to be maintained. This is a common area for damage and will need to be maintained. Damage appears to be due to the valley type shape that the sliding screen door threshold creates and traps water in this area.



1.3 WINDOWS

Inspected, Repair or Replace

-  (1) Water damaged wood found on rear main level sitting room window and right side trim over window. Have contractor evaluate and have all damaged wood replaced. Extent of damage behind siding, if any, is not visible and is not known. See photos for locations

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Inspected, Repair or Replace

-  (1) No metal flashing could be seen between the rear deck and the rear wall. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.
-  (2) Guard rail/fence on rear deck is loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails. See photo for location.

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**Inspected, Repair or Replace**

(1) Negative slope towards/along the foundation at the rear left corner of the home. This area does not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.

1.6 EAVES, SOFFITS AND FASCIAS**Inspected, Repair or Replace**

Water damage found on soffit and fascia trim at two areas at the front of the home. See photos for locations. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.

4. Roofing

4.3 GUTTERS & DOWNSPOUTS**Inspected, Repair or Replace**

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Gutter guards are recommended over the gutters to prevent leaves from clogging gutters. Over flowing gutters often cause water damage on siding and trim, and cause water entry into walls and basements.



(3) Gutter over rear deck is full of debris and overflows when raining, have cleaned and ensure it is properly sloped towards the downspout.

4.4 WATER ENTRY IN ROOF**Inspected, Repair or Replace**

Water stains and possible slight damage noted in the roof decking in the front right corner of the attic and at both rear plumbing vents. Roofer will need to evaluate roof and ensure that it is water tight. Even though these areas may not have been wet during the inspection, it is possible that outdoor and weather conditions could cause leaks to become active again. See photo(s) for examples of location(s).

5. Insulation and Ventilation

5.4 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS**Inspected, Repair or Replace**

Dryer vent in the attic was detached at the roof, lint build up noted. Have dryer vent pipe cleaned and reattached

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT**Inspected, Repair or Replace**

(1) Heat Pump - Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, and to check size of units compared to size of home and ascertain that the equipment is operation properly and efficiently. Much of the internal parts of the hvac system are concealed from view, and our mostly visual and is intended to check the operation of the system(s). Therefore, an HVAC company should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



(2) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home

and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



(3) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Attic air handler and basement furnace unit are 2002 models



(4) Minor mold growth found in the interior of the air handler. See photo for example. Have hvac tech evaluate and treat/remove

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace



(2) The insulation is resting against the gas exhaust flue pipe in the attic. Hot spots can develop when insulation is against the pipe and cause fires. Move insulation away or install an insulation/heat shield around the pipe

6.7 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace



(1) Seal the holes in the evaporator coils where the A/C lines enter the unit in the attic and basement.



(2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. Both units are 2002 models

Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

A/c units use the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.



(3) Have outside a/c units leveled. They are listing to one side due to settlement/soil erosion.

8. Plumbing System

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Inspected, Repair or Replace



(2) The half bath sink faucet was continuously dripping at time of the inspection. It is believed that some of the internal parts of the faucet are failing. Have plumber evaluate and repair/replace as needed. See video

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Inspected, Repair or Replace



(1) Active leak at both tank bolts on the main level half bath toilet. These are dripping onto the hardwood flooring below and has caused some minor damage. Have plumber repair the leaking tank bolts, then have a qualified contractor evaluate flooring and repair/replace as needed



(2) Touch up grouting needed between tiles in master bath and basement shower stalls. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.

8.3 WATER HEATER

Inspected, Repair or Replace



(1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age. Unit 2002 model

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected, Repair or Replace



(2) The main water shut off to the sprinkler system in the rear righty basement closet appears to be in the off position. Confirm with current owner if they were the one to turn this off. If not, it is recommended to have a sprinkler company evaluate the system for any hidden defects

9. Interiors

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



(1) The rear master bedroom window sash, seen in photo, is out of alignment and does not close all the way or lock. Have a window contractor evaluate and repair



(2) Many of the windows were stuck in place and would not open. Make all windows open and close. There should be at least one operable window in each room for means of egress.

10. Built-In Kitchen Appliances

10.0 DISHWASHER

Inspected, Repair or Replace



(1) Secure the loose dishwasher to the counter top in the kitchen.



(2) The dishwasher baskets are beginning to rust in areas. Recommend replacing rusty baskets

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brandon Williams

1. Exterior

Styles & Materials

Siding Material:

- Cement-Fiber
- Brick veneer

Items

1.0 EXTERIOR ELEVATION PHOTOS

Comments: Inspected

These are photos of the home taken from different angles and are not intended to show any defects.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 EXTERIOR SIDING

Comments: Inspected, Repair or Replace

(1) The following items are considered to be part of general maintenance around the home and should be performed every few years as needed:

Seal all vent caps to exterior siding to prevent leaks into wall cavities. See photo (s).

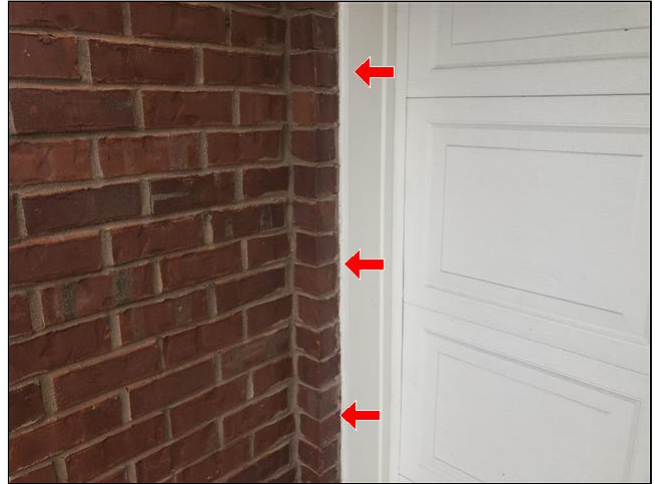
Seal around all plumbing entries into siding to prevent water entry into wall cavities.

Seal vertical gaps between brick veneer and lap siding. See photos for examples. This will help prevent any possible water leaks into the wall cavity behind siding.

Seal the light fixtures to the brick veneer and lap siding around the house to prevent water entry into the wall cavity and fixture box.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

(2) Cracks found in the brick veneer/sill at several windows around the home. See photos for examples. Have a brick mason evaluate brick window sill areas and make all repairs/replacements as needed



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

1.2 DOORS

Comments: Inspected, Repair or Replace

(1) Seal the gaps between the metal threshold, lower parts of side jams, and the lap siding at the bottom of the exterior doors. This is part of general maintenance and should be performed every few years as needed.

🔧 (2) Minor rot damage on the lower part(s) of the rear deck door. Repair or replace damaged wood. See photo(s). This is a common area for damage and will need to be maintained. This is a common area for damage and will need to be maintained. Damage appears to be due to the valley type shape that the sliding screen door threshold creates and traps water in this area.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

(3) Door bell for the front door is functioning at time of inspection. Door bell button is broken, recommend replacement..



1.2 Item 4(Picture)

(4) Dead bolt locks on rear deck door is the type that uses a key from the interior. These have not been allowed since the mid 1990's because of fire escape reasons. This type of lock can prohibit quick emergency exit from the house.

1.3 WINDOWS

Comments: Inspected, Repair or Replace

🔧 (1) Water damaged wood found on rear main level sitting room window and right side trim over window. Have contractor evaluate and have all damaged wood replaced. Extent of damage behind siding, if any, is not visible and is not known. See photos for locations



1.3 Item 1(Picture)



1.3 Item 2(Picture)

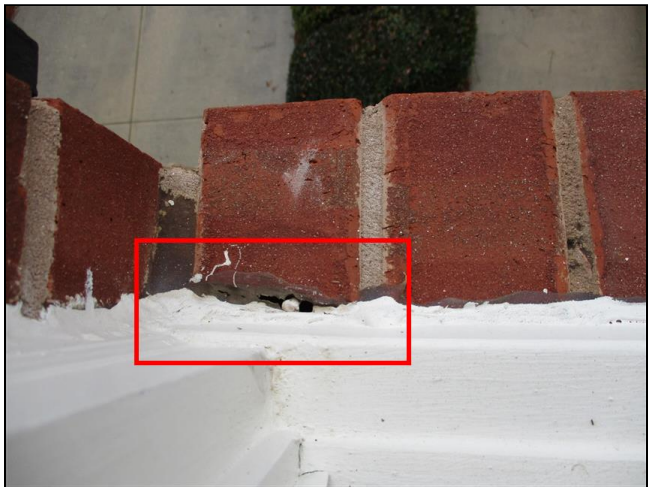


1.3 Item 3(Picture)



1.3 Item 4(Picture)

(2) As part of general maintenance it is recommended to seal the exterior trim around windows to the brick veneer to prevent any possible water or air leaks.



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected, Repair or Replace

🔧 (1) No metal flashing could be seen between the rear deck and the rear wall. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.

🔧 (2) Guard rail/fence on rear deck is loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails. See photo for location.



1.4 Item 1(Picture)

(3) Under side of rear sunroom/sitting room is covered with a finish material, so the framing could not be inspected, and the attachment method could not be verified.



1.4 Item 2(Picture)

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected, Repair or Replace

🔧 (1) Negative slope towards/along the foundation at the rear left corner of the home. This area does not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter

the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.



1.5 Item 1(Picture)

(2) Trim vegetation away from house siding. It is best to have a clear path around the house.


The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.5 Item 2(Picture)

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

 Water damage found on soffit and fascia trim at two areas at the front of the home. See photos for locations. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)

1.7 EXTERIOR TRIM

Comments: Inspected

Secure loose trim board over the garage door opening seen in photo



1.7 Item 1(Picture)

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

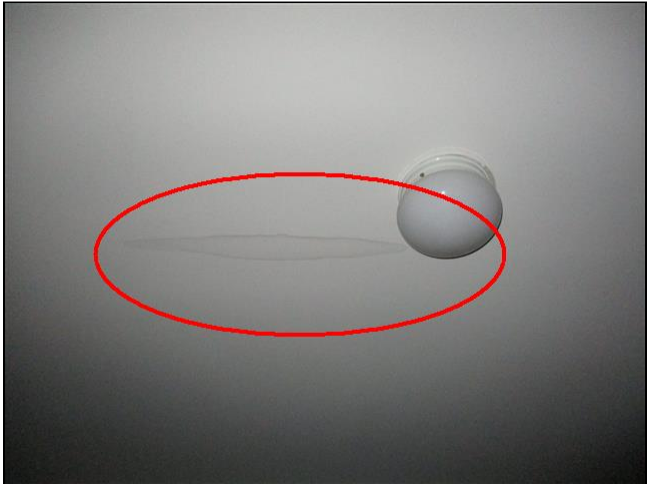
2. Garage

Items

2.0 GARAGE CEILINGS

Comments: Inspected

Old water stain found on the ceiling in the garage. Stains were not wet at time of inspection, but conditions may change and stains may become wet again. Buyer should resolve all concerns prior to closing.



2.0 Item 1(Picture)

2.1 GARAGE WALLS

Comments: Inspected

The garage inspection was limited due to stored items being in the garage at the time of the inspection.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.2 GARAGE FLOOR

Comments: Inspected

2.3 VEHICLE DOOR(s)

Comments: Inspected

2.4 VEHICLE DOOR OPENER (s)

Comments: Inspected

2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

3. Structural Components

Styles & Materials

Foundation:	Roof Structure:	Method Used to Observe Attic:
Poured in place concrete slab	2x4 engineered trusses	Walked
Basement		

Items

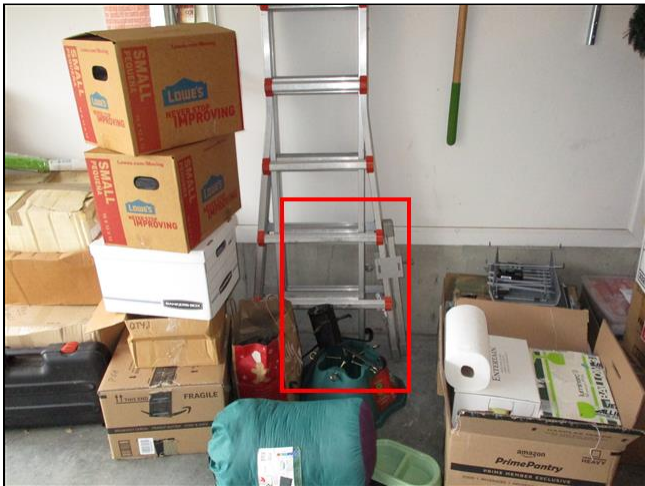
3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

The small, hairline crack in the left side garage foundation wall is not a structural concern, patch as needed to prevent any possible future leak.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.3 FLOORS (Structural)

Comments: Inspected

3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

4. Roofing

Styles & Materials

Roof Covering:	Viewed Roof Covering From:
4 tab architectural fiberglass shingles	Ground
	Limited view due to height of building

Items

4.0 ROOF COVERINGS

Comments: Inspected

Shingles on the roof are the 4 tab architectural type with a life expectancy of about 20-25 years (depending on conditions) and the shingles were in good condition at the time of the inspection



4.0 Item 1(Picture)

4.1 FLASHINGS

Comments: Inspected

(1) Metal roof to brick junctions needs to be maintained to prevent leaks into the wall cavity. Metal roofs tend to pull away from the brick and water can leak into gaps.



4.1 Item 1(Picture)

(2) Metal flashing to brick wall seal needs to be maintained to prevent leaks into the wall cavity. Metal flashing tend to pull away from the brick and water can leak into gaps.



4.1 Item 2(Picture)

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

(1) Install all missing downspout extensions at the ends of the downspouts. All roof water should drain at least 5 feet away from the home.

Have owner point out location of the outlets of the buried down spout extensions. They should come to daylight and the ends were not found.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

🔧 (2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Gutter guards are recommended over the gutters to prevent leaves from clogging gutters. Over flowing gutters often cause water damage on siding and trim, and cause water entry into walls and basements.



4.3 Item 3(Picture)

🔧 (3) Gutter over rear deck is full of debris and overflows when raining, have cleaned and ensure it is properly sloped towards the downspout.



4.3 Item 4(Picture)

4.4 WATER ENTRY IN ROOF

Comments: Inspected, Repair or Replace

🔧 Water stains and possible slight damage noted in the roof decking in the front right corner of the attic and at both rear plumbing vents. Roofer will need to evaluate roof and ensure that it is water tight. Even though these areas may not have been wet during the inspection, it is possible that outdoor and weather conditions could cause leaks to become active again. See photo(s) for examples of location(s).



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:	Roof Ventilation:	Dryer Vent:
Blown	Gable vents	Solid smooth metal
Fiberglass	Ridge vents	
	Soffit Vents	

Items

5.0 INSULATION IN ATTIC

Comments: Inspected

Weather strip and insulation of some type (recommend foam board insulation) needed over the attic pull down steps.



5.0 Item 1(Picture)

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE


Comments: Inspected

5.3 VENTILATION OF ROOF

Comments: Inspected

5.4 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected, Repair or Replace

 Dryer vent in the attic was detached at the roof, lint build up noted. Have dryer vent pipe cleaned and reattached



5.4 Item 1(Picture)

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Forced Air Heat Pump Forced Air (also provides cool air)	Heating Equipment Age: 2002	Number of Heat Systems (excluding wood): Two
Heat Temp: The basement level heat read 117 degrees The main level heat read 117 degrees. The upper level heat read 90 degrees	Operable Fireplaces: One	Cooling Equipment Type: Central forced Air A/C Heat Pump Forced Air (also provides warm air)
Number of AC Only Units: Two	Cooling Equipment Age: 2002	A/C Temp: The basement A/C read 54 degrees. The main level a/c read 54 degrees The upper level A/C read 54 degrees.
Basement HVAC: Tapped off the main level system		

Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) Heat Pump - Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, and to check size of units compared to size of home and ascertain that the equipment is operation properly and efficiently. Much of the internal parts of the hvac system are concealed from view, and our mostly visual and is intended to check the operation of the system(s). Therefore, an HVAC company should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



6.0 Item 1(Picture)

🔧 (2) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units

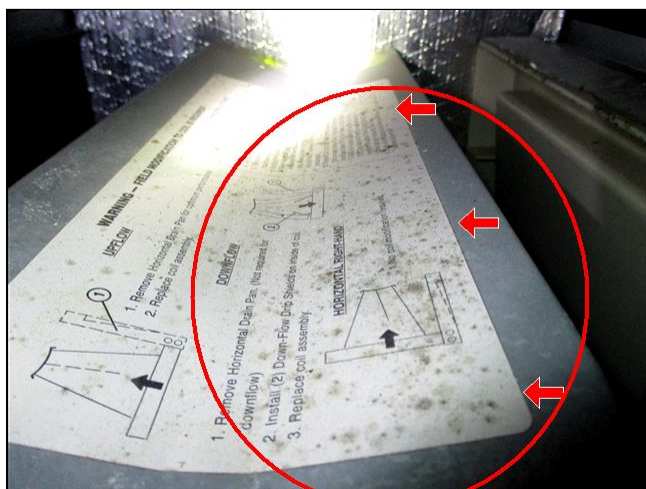
compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



6.0 Item 2(Picture)

🔧 (3) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Attic air handler and basement furnace unit are 2002 models

🔧 (4) Minor mold growth found in the interior of the air handler. See photo for example. Have hvac tech evaluate and treat/remove



6.0 Item 3(Picture)

6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

Comments: Inspected

6.2 DISTRIBUTION SYSTEMS

Comments: Inspected

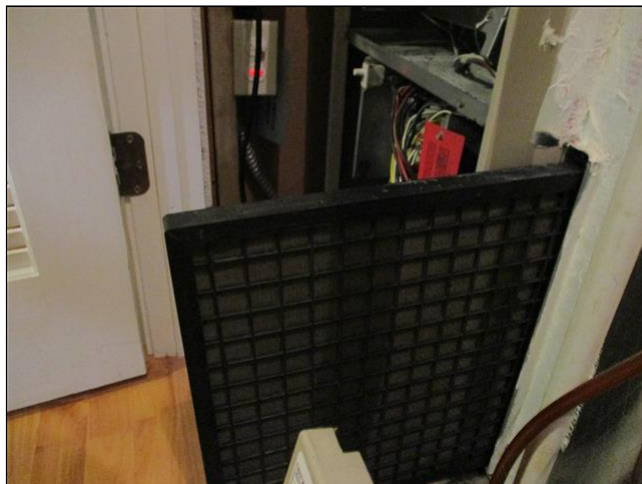
Filter location is similar on both furnaces.

Attic filter is dirty and ready to be replaced

Basement filter is the washable type and is ready to be cleaned. These filters should be cleaned about once a month



6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace

(1) Gas vent pipe in photo is too close to combustible material. At least one inch clearance is needed for this type of vent pipe. Have hvac tech correct.



6.4 Item 1(Picture)

- 🔧 (2) The insulation is resting against the gas exhaust flue pipe in the attic. Hot spots can develop when insulation is against the pipe and cause fires. Move insulation away or install an insulation/heat shield around the pipe



6.4 Item 2(Picture)

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Have owner demonstrate that the gas logs in the fire place work. The gas to the unit was turned off at the time of the inspection

6.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

- 🔧 (1) Seal the holes in the evaporator coils where the A/C lines enter the unit in the attic and basement.



6.7 Item 1(Picture)

- 🔧 (2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. Both units are 2002 models

Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

A/c units use the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.

🔧 (3) Have outside a/c units leveled. They are listing to one side due to settlement/soil erosion.



6.7 Item 2(Picture)

6.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

6.9 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

7. Electrical System

Styles & Materials

Panel Type:	Panel capacity:	Wiring Methods:
Circuit breakers	200 AMP	Romex
Main Disconnect Location:		
Meter		

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location.



7.0 Item 1(Picture)

7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

Comments: Inspected

View of panel. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.2 Item 1(Picture)

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

7.4 OUTLETS & LIGHT FIXTURES

Comments: Inspected

(1) Front left upstairs bedroom fan and light fixture was not working at time of inspection. Have made operational

(2) Replace damage flood light by garage door



7.4 Item 1(Picture)

7.5 CONDUIT

Comments: Inspected

7.6 OPERATION OF GFCI & OR AFCI

Comments: Inspected

All bathroom gfci outlets reset at the garage gfci outlet on the rear right wall seen in photo. This is for your information only



7.6 Item 1(Picture)

7.7 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one per hallway. There are different types of smoke detectors: Ionization and Photoelectric. Smoke detectors have an expiration date.

7.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide detectors are always recommended to be installed in the home.

8. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper
Plumbing Drain Pipe: PVC	Water Heater Capacity: 50 Gallon	Water Heater Age: 2002

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

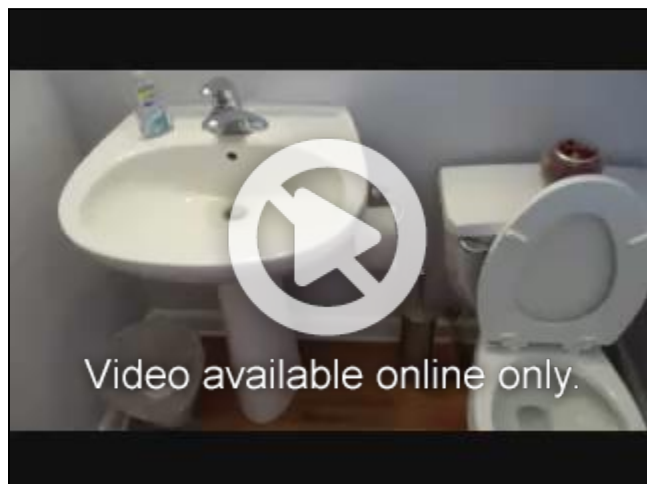
Comments: Inspected, Repair or Replace

(1) Left side exterior hose bibb was not accessible to test for operation, leaks, or water pressure due to thick vegetation blocking access. Have any concerns resolved prior to closing



8.1 Item 1(Picture)

🔧 (2) The half bath sink faucet was continuously dripping at time of the inspection. It is believed that some of the internal parts of the faucet are failing. Have plumber evaluate and repair/replace as needed. See video



8.1 Item 2(Video)

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Comments: Inspected, Repair or Replace

🔧 (1) Active leak at both tank bolts on the main level half bath toilet. These are dripping onto the hardwood flooring below and has caused some minor damage. Have plumber repair the leaking tank bolts, then have a qualified contractor evaluate flooring and repair/replace as needed



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)

🔧 (2) Touch up grouting needed between tiles in master bath and basement shower stalls. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.



8.2 Item 4(Picture)



8.2 Item 5(Picture)



8.2 Item 6(Picture)



8.2 Item 7(Picture)

(3) Seal gaps around plumbing fixtures in shower stalls to help prevent water entry into the wall cavity behind.



8.2 Item 8(Picture)

8.3 WATER HEATER

Comments: Inspected, Repair or Replace

🔧 (1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age. Unit 2002 model



8.3 Item 1(Picture)

(2) It is recommended to install a drain pan underneath the water heater in the basement when the unit is replaced in the future, as it is located in an area where any future leaks can cause damage to the finished areas nearby.

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, Repair or Replace

(1) The main water shut off is located in the garage.



8.4 Item 1(Picture)

🔧 (2) The main water shut off to the sprinkler system in the rear righty basement closet appears to be in the off position. Confirm with current owner if they were the one to turn this off. If not, it is recommended to have a sprinkler company evaluate the system for any hidden defects



8.4 Item 2(Picture)

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

The main gas shut off is located at the meter.



8.6 Item 1(Picture)

9. Interiors

Items

9.0 CEILINGS

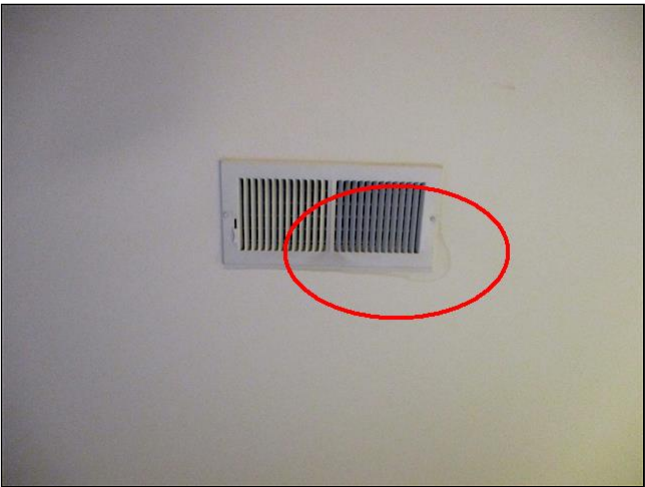
Comments: Inspected

(1) Several small blemishes and cracks found in walls and ceilings due to normal settlement. None of the cracks, peeling tape of nail pops appear to indicate any type of major structural issue.

(2) Old water stains found on master bedroom ceiling from past leaks. Stains were not wet at time of inspection, but conditions could change and leaks could become active again. Before stains are sealed and painted over, buyer should resolve all concerns prior to closing. See photo(s).



9.0 Item 1(Picture)



9.0 Item 2(Picture)

(3) Water staining and minor damage noted in the drywall ceiling and molding at the front kitchen dining nook. All stained areas were dry at the time of the inspection when tested with a moisture meter, but conditions could change and the leaks could become active again in the future. Staining and past water entry is believed to have entered into home through deteriorated sealant at the metal roof to brick wall junction on the exterior of the area. Sealant at this roof to wall junction was in good condition at the time of the inspection. Have any concerns resolved prior to closing



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)

9.1 WALLS

Comments: Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. Condition of all framing members not seen is not known.



9.1 Item 1(Picture)

9.2 FLOORS

Comments: Inspected

Secure loose flooring transition piece between the master bathroom and the master closet. See photo

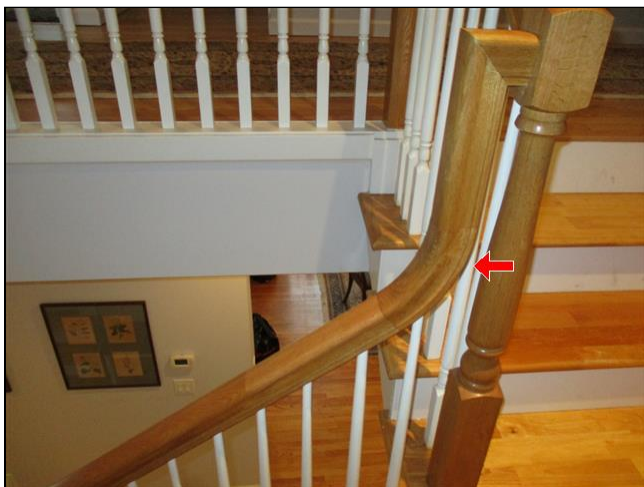


9.2 Item 1(Picture)

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

Minimal movement on guardrails at steps seen in photos. Have secured as much as possible.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

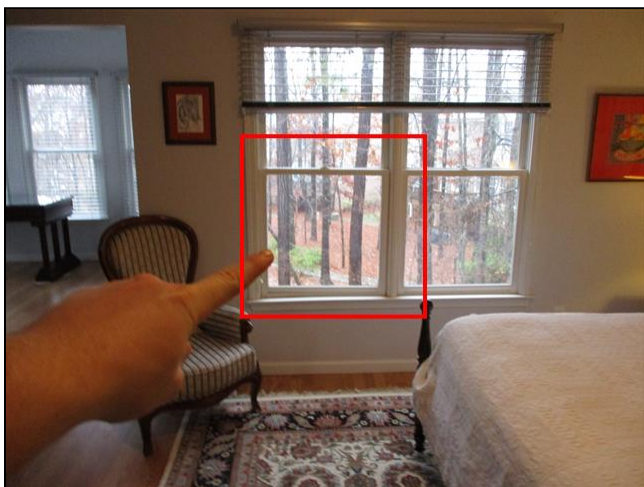
9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

🔧 (1) The rear master bedroom window sash, seen in photo, is out of alignment and does not close all the way or lock. Have a window contractor evaluate and repair



9.5 Item 1(Picture)

🔧 (2) Many of the windows were stuck in place and would not open. Make all windows open and close. There should be at least one operable window in each room for means of egress.

9.6 BATHROOMS

Comments: Inspected

9.7 INTERIOR DOORS



Comments: Inspected

10. Built-In Kitchen Appliances

Items

10.0 DISHWASHER

Comments: Inspected, Repair or Replace

-  (1) Secure the loose dishwasher to the counter top in the kitchen.
-  (2) The dishwasher baskets are beginning to rust in areas. Recommend replacing rusty baskets
- (3) Unit is older, possibly original to house, and will likely need replacement in the near future. Dishwashers have structural, plumbing, and electrical components and have a life span of about 10 years. Unit was tested during this inspection, but it is possible that more issues not evident during the inspection may arise in the future. Unit was tested for basic operation

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

The water dispenser on the refrigerator was not functional at the time of the inspection. Have this condition corrected.