

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



2464 Canopy Glen, Marietta, GA 30066
Inspection prepared for: Ron Brown
Date of Inspection: 1/10/2020 Time: 1:30 PM
Age of Home: 15 Years Old (2005) Size: 6690 SF
Weather: Cloudy, 60 Degrees, Dry Soil

Inspector: Dustin Budzynski

Email: Dustin.Jon@outlook.com

INSPECTION SUMMARY:

INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building inspection is a **LIMITED VISUAL INSPECTION** of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (Atlanta Property Inspections, Inc.) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

GLOSSARY OF TERMS:

APPEARS SERVICEABLE: Item inspected is functioning as intended, no repair needs found.

REPAIR RECOMMENDED: Item inspected was found to need repair but does not affect the safety of the homes occupants.

REPAIR ADVISED: Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored for any future changes in condition and may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

CLIENT RECOMMENDATION: Suggest that the client consider changing or improving an item or function.

EXTERIOR GROUNDS:

Page 11	DRIVEWAY / SIDEWALK:	<ul style="list-style-type: none"> • Several stones are damaged along the edge of the front sidewalk (see photo). In addition, many stones at the right side yard are damaged and loose with damaged mortar joints between the stones (see photo). Further evaluation and correction is recommended by a professional stone contractor.
Page 14	EXTERIOR STAIRS:	<ul style="list-style-type: none"> • The front brick stairs have settled and shifted approximately 1/4 - 1/2 inch; the front side of the stairway has several cracks in the brick (see photo). Further evaluation is recommended by a professional brick mason to determine the full scope of repair needs and costs.

EXTERIOR WALLS:

Page 15	EXTERIOR WALLS:	<ul style="list-style-type: none"> • Minor cracks were observed in the brick veneer above the center of the two car garage door (see photo). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.
Page 15	EXTERIOR TRIM:	<ul style="list-style-type: none"> • 1. Minor damaged wood trim was noted at the rear kitchen keeping room window (see photo). Replacement of the affected wood trim is recommended. • 2. Damaged wood trim was noted at the exterior door jamb of the basement entry door - both sides are affected (see photo) door just above the threshold. Replacement of the damaged wood is recommended.
Page 16	FASCIA / SOFFIT:	<ul style="list-style-type: none"> • Damaged wood was observed at the soffit board located at the right corner of the front porch roof (see photo). Replacement of the damaged wood is recommended, further evaluation is recommended to determine the source of the water damage and to make necessary repairs.

ROOF, GUTTERS, CHIMNEY:

Page 18	GUTTERS:	<ul style="list-style-type: none"> • A gutter is improperly sloped above the family room bay windows and is holding water - can be seen from the left master bedroom window (see photo). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.
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INTERIOR:

Page 24	EXTERIOR DOORS:	<ul style="list-style-type: none"> • The beginning stages of moisture and/or foggy residue was observed inside the dual pane glass at the basement entry door. This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.
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<p>Page 24</p>	<p>INTERIOR DOORS:</p>	<ul style="list-style-type: none"> • The door handle at the left master bathroom entry door is not secured and pulls off when used. Correction is recommended.
<p>Page 25</p>	<p>WINDOWS:</p>	<ul style="list-style-type: none"> • THE FOLLOWING CONCERNS WERE NOTED AT THE WINDOWS: <ol style="list-style-type: none"> 1. The exterior coating of the rear right kitchen keeping room window appears to be defective (see photo) - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning. Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs. 2. UNABLE TO FULLY INSPECT: Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed. 3. Several windows do not appear to fully close at the upper sash, large gaps are present. Locations include the front dining room and the front office (see photo). Repair is recommended. 4. Defective / missing tilt latches were noted at the front bedroom window over the dining room and one front dining room window (see photo); repair is recommended. <p>Due to these concerns, further evaluation is recommended by a professional widow repair / replacement contractor to determine the full scope of repair needs and costs.</p>
<p>Page 26</p>	<p>INTERIOR WALLS / CEILINGS:</p>	<ul style="list-style-type: none"> • LIMITED INSPECTION: A water stain was observed at a baseboard in the basement below the main water cut off (see photo). This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry. Continue to monitor, future repairs may be needed. (NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).

<p>Page 28</p>	<p>FIREPLACE:</p>	<ul style="list-style-type: none"> • BASEMENT FIREPLACE: 1. The fireplace gas logs have been removed (see photo). Replacement of the gas logs is recommended by a professional fireplace contractor. 2. The gas supply line is open and is not capped or sealed; correction is recommended. • KITCHEN KEEPING ROOM: The gas logs will not ignite manually, only the pilot light comes on. There was no gas valve outside the fireplace, the controls had to be accessed through the floor of the firebox. Further evaluation is recommended to determine the full scope of repair needs and costs. • DEN FIREPLACE: The gas log set appears to be too large for this size firebox and incorrectly extends too far out of the firebox, the gas logs need to be replaced with the correct size log set. This condition can lead to poor performance and possible improper venting of the gas log set. Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs.
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KITCHEN:

<p>Page 29</p>	<p>KITCHEN SINK / FAUCET:</p>	<ul style="list-style-type: none"> • The kitchen sink faucet diverter buttons are missing (see photo). Repair / replacement is recommended.
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BATHROOMS / LAUNDRY

<p>Page 31</p>	<p>BATH TOILETS:</p>	<ul style="list-style-type: none"> • The toilet in the second floor bathroom above the dining room is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.
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<p>Page 31</p>	<p>BATH TUBS / SHOWERS:</p>	<ul style="list-style-type: none"> • A steam shower is present in the master bathroom. The control panel within the shower did not respond to operation and the steam shower did not come on. Further evaluation is recommended by a professional plumber to determine the full scope of repair costs and needs. • The two shower heads at the master shower are defective / leaking when tested; the shower heads do not spray correctly. Replacement of the shower heads is recommended.
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<p>Page 32</p>	<p>LAUNDRY:</p>	<ul style="list-style-type: none"> • A strange odor is present at the master closet laundry room area during testing of the water fixtures in the bathroom. This condition may be caused by an improperly vented studor vent in the attic directly above this location. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs and costs, if any.
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PLUMBING:

Page 33	PLUMBING SUPPLY:	<ul style="list-style-type: none"> • An exposed supply pipe was noted at the exterior basement doorway (see photo). This condition is a potential freeze concern in the winter. Correction is recommended by a professional plumber.
WATER HEATER:		
Page 36	WATER HEATER:	<p>• BUDGET FOR REPLACEMENT: Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.</p> <p>CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.</p> <p>For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.</p>
Page 37	WATER HEATER 2:	<p>• BUDGET FOR REPLACEMENT: Due to the advanced age of this water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at or past the normal expected lifespan of 10 years.</p>
ELECTRICAL SYSTEM:		
Page 40	LIGHTS / SWITCHES:	<ul style="list-style-type: none"> • No exterior light fixture is present as required at the exterior door located at the basement entry doorway (see photos) Correction is recommended so that this doorway is fully illuminated when needed. • An inoperative light fixture was found at the front basement corner bedroom closet; check bulb or repair as needed. • Missing light fixtures and exposed wires were noted at the basement room with the electrical panels (see photo). Replacement of the missing light fixtures is recommended.
Page 41	ELECTRICAL WIRING:	<ul style="list-style-type: none"> • Incorrect Electrical: An exposed wire splice was noted at the attic above the master shower (see photo). The wiring splice is required by the National Electric Code (NEC) to be enclosed in a properly sized and covered junction box for fire safety. Correction is recommended to meet the safety requirements of the NEC.

Page 42	RECEPTACLES:	<ul style="list-style-type: none"> • An inoperative outlet was found at the rear corner of the basement room with the electrical panels. Repair is recommended by a licensed electrician.
Page 42	GFCI / AFCI PROTECTION:	<ul style="list-style-type: none"> • A GFCI outlet is defective at the AC units; the GFCI outlet is tripped off and will not reset back on. It appears that the GFCI outlet needs to be replaced. Further evaluation and correction is recommended by a licensed electrician.
Page 43	FIRE SAFETY:	<ul style="list-style-type: none"> • SAFETY CONCERN: The smoke detector at the master bedroom doorway has been removed (see photo). Another smoke and C/O detector has been installed but is not hard-wired or inter-connected as required. Correction is advised, replacement of the missing smoke detector at the master ceiling connection is recommended. • The bedroom located at the basement does not have a smoke detector within 10 feet of the bedroom door; the smoke detector has been removed (see photo). Correction is advised to meet this fire safety requirement.
HEATING:		
Page 45	HEATING 1:	<ul style="list-style-type: none"> • BUDGET FOR REPLACEMENT: Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on industry standards, the heating system appears to be at the end of its normal expected lifespan of 15 - 20 years.

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HEATING 2:

• AGING EQUIPMENT:

HEAT EXCHANGER INSPECTION ADVISED:
 Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:
 Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
 Carrier Rebates:
<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>
 Lennox Rebates:
<http://m.lennox.com/promotions/national.asp>
 Trane Rebates:
<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>
 York Rebates: <http://york.com/residential/promotions-savings/default.aspx>
2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment
3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.
4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.

AIR CONDITIONING:

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AC UNIT 1:

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:** Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates:

<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates:

<http://m.lennox.com/promotions/national.asp>

Trane Rebates:

<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.

<p>Page 52</p>	<p>AC UNIT 2:</p>	<p>• AGING EQUIPMENT - BUDGET FOR REPLACEMENT: Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p>1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings: Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/ Lennox Rebates: http://m.lennox.com/promotions/national.asp Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html York Rebates: http://york.com/residential/promotions-savings/default.aspx</p> <p>2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p>3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p>4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>
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EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The overall slope of the yard is moderate;**
- **The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.**
- **POSITIVE FEATURE!**
Several downspouts have been extended into underground drain pipes for improved drainage around the perimeter of the foundation. Continue to monitor these drain pipes and clean as needed.
- **Several underground drains were noted in the yard. The drains were not tested during this inspection for adequate operation. It is recommended that client monitor all exterior drains and keep drain covers free from debris.**



Downspouts piped underground for improved drainage

DRIVEWAY / SIDEWALK:

OK	Minor	Moder	Major	Recom
X		X		

- A concrete driveway is present.
 - A paving stone walkway is present at the front entry and the right side yard to the basement entry.
 - **The overall condition of the driveway is good; minor cracking was noted that is typical. The driveway has been finished with several control joints that are designed to help to prevent significant cracking of the concrete in the future.**
- The driveway has dropped and settled slightly near the front corner of the garage (see photo). The concrete movement does not appear to be significant; continue to monitor for any changes in concrete elevation at this location. Future repairs may be needed.**
- **Several stones are damaged along the edge of the front sidewalk (see photo). In addition, many stones at the right side yard are damaged and loose with damaged mortar joints between the stones (see photo). Further evaluation and correction is recommended by a professional stone contractor.**



Damaged stones at front sidewalk



Damaged stones at right yard sidewalk



Driveway has dropped slightly at garage

FENCING / VEGETATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A wood fence is present; the fencing appears serviceable; no concerns were observed.

• **The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.**

RETAINING WALL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• A brick retaining wall is present at the rear left corner of the home.

• The retaining wall appears serviceable.

• **CLIENT RECOMMENDATION:**

No guard railing present present at the top of the high retaining wall as is required in newer homes. Current safety standards require a 36 inch high guard railing when the retaining wall is 30 inches or more off the ground. To meet this important safety standard, installation of a guard railing is advised at this location.

DECK:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A wood deck is present at the rear.

• The rear deck appears to be serviceable, no concerns were noted.

• **LIMITED INSPECTION:** The underside of the deck is not fully visible for inspection due to low clearances from the ground. The inspector is unable to inspect the deck anchorage system, the deck ledger flashing or the deck joists.



View of rear deck

PORCH:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A brick porch is present at front entry. The porch floor is covered with stone.

• The front porch appears serviceable, no concerns were noted.

DECK / PORCH SUPPORT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Wood support posts are present - 6X6.

• The deck support structure appears to be functioning as intended; no concerns were noted.

PATIO:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A stone patio is present, the rear patio appears serviceable; no concerns were noted.

• **POSITIVE FEATURE!**
 The rear patio has a natural gas line for future connection to a gas grill. This line eliminates the need for refilling and transporting of propane gas tanks, a nice upgrade.
IMPORTANT NOTE: The client should make sure that the grill is compatible for natural gas instead of propane gas.

EXTERIOR STAIRS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Brick steps are present at front porch
- Wood steps are present at the rear deck
- **The rear deck exterior steps appear serviceable; no concerns were noted.**
- **The front brick stairs have settled and shifted approximately 1/4 - 1/2 inch; the front side of he stairway has several cracks in the brick (see photo). Further evaluation is recommended by a professional brick mason to determine the full scope of repair needs and costs.**



Damaged stones at front porch steps



Brick movement at front steps

POOL / HOT TUB / WATER FEATURE:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FURTHER EVALUATION RECOMMENDED: WATER FEATURE
 The rear yard water pond and its components are not within the scope of this inspection. Further evaluation is recommended.



Rear yard water pond not inspected

EXTERIOR WALLS:

EXTERIOR WALLS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This home has brick veneer at the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.

Cedar siding is present and appears to be serviceable, no concern were noted.

• **The exterior brick and siding appears serviceable; no concerns were noted.**

• **Minor cracks were observed in the brick veneer above the center of the two car garage door (see photo). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.**



Small crack at brick above garage doorway

EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood trim is present; the overall condition of the exterior trim appears serviceable except as noted below:**

- 1. **Minor damaged wood trim was noted at the rear kitchen keeping room window (see photo). Replacement of the affected wood trim is recommended.**
- 2. **Damaged wood trim was noted at the exterior door jamb of the basement entry door - both sides are affected (see photo) door just above the threshold. Replacement of the damaged wood is recommended.**



Minor wood damage at basement door



Minor trim rot at rear kitchen keeping room window

FASCIA / SOFFIT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood soffit / fascia are present.**

• **Damaged wood was observed at the soffit board located at the right corner of the front porch roof (see photo). Replacement of the damaged wood is recommended, further evaluation is recommended to determine the source of the water damage and to make necessary repairs.**



Damaged wood soffit at front porch roof

PAINTING / CAULKING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The overall condition of the exterior painting and caulking appears to be adequate, continue to maintain as needed.**

ROOF, GUTTERS, CHIMNEY:

The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. The inspection is a limited visual inspection of the roofing system. The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

Roof access is at the sole discretion of the inspector, the roof may be inspected by walking the roof, viewed from a ladder, from the ground using binoculars and / or other methods of inspection. Our inspection methods meet or exceed the professional standards of the American Society of Home Inspectors (ASHI). Work safety, weather conditions, and potential material damage are the governing factors in deciding whether to walk the roof or not.

All roofing repairs recommended in this report should be conducted by a professionally licensed roofing contractor, during the buyer's due diligence period, to meet all professional roofing industry standards, warranties, and applications.

ROOF DESCRIPTION / ACCESS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **ROOF DESCRIPTION:** Intersecting gable style roof, Steep pitch, 2 years old

• **POSITIVE FEATURE!**

This roof has architectural or profile shingles; this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.

• **ROOF INSPECTION ACCESS:** The roof was viewed and inspected from the ground with binoculars.

ROOF:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The roof appears serviceable and within its normal useful life. No concerns were noted with shingles, flashings and valley's. Continue to monitor the roof for any changes. Annual inspections are suggested, particularly after heavy storms and high winds.**

ROOF FLASHING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

GUTTERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition except as listed below:**

• **A gutter is improperly sloped above the family room bay windows and is holding water - can be seen from the left master bedroom window (see photo). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.**



Gutter holding water above family room windows

CHIMNEY:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A wood frame chimney is present with brick and stone veneer at the front roof. The chimney appears serviceable; no concerns were observed.**

• **Two wood frame chimneys are present at the rear with cedar wood siding.**

GARAGE:

GARAGE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **An attached three car garage is present.**

• **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**

GARAGE DOOR:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Two wood overhead doors are present. The garage doors appear serviceable; no concerns were noted.

OVERHEAD DOOR OPENER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The overhead door openers were tested and was found to be operating normally. The auto safety reverse feature of the door openers were also successfully tested.**

GARAGE FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.

BASEMENT FOUNDATION:

BASEMENT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A basement is present and has been partially finished into living space; the basement is constructed with poured concrete walls.**

LIMITED INSPECTION: The finished walls, ceilings and floors in the basement do not allow for full visibility of the framing and structural components. This inspection is limited to visible and accessible areas of the basement only.

• **The overall condition of the basement appears serviceable. No concerns were noted.**

FRAMING WALLS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Stud Walls are present - 2X6 studs spaced 16" on center.

• Wood Beams and assorted window and doorway headers are present. Appears serviceable; no beam or header concerns were noted.

• **The basement framing (stud walls, beams and doorway and window headers) appears serviceable, no concerns were noted.**

• **LIMITED INSPECTION:**
The basement wall framing (studs, beams and headers) is not fully visible for inspection due to the finished basement. A few representative areas were visible for inspection but not all areas of the wall framing could be evaluated.

FLOOR SYSTEM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **POSITIVE FEATURE!**
Prefabricated engineered floor trusses are in use for the floor system. The floor trusses appear to be serviceable; no concerns were noted.

The benefits of engineered floor trusses include stiffer floors with less squeaks, the ability to span greater distances than real lumber, creating opportunities for larger room sizes, and the option of passing utilities (piping, ducting, etc.) through the webbing of the truss joist so that the ceiling below the floor can be finished with a flat surface.

• **LIMITED INSPECTION**
Due to the finished basement, the floor joists are not fully visible for inspection. A few representative areas were visible for inspection but not all areas of the floor system could be evaluated.

FIRESTOPPING / INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Fire stopping of basement walls and floors appears to be adequate.

A NOTE ABOUT FIRESTOPPING:

Current building codes require firestopping between floor levels to help prevent the spread of fire and to increase response time for the homeowner. All openings such as drain penetrations, HVAC ducting, plumbing and gas piping are all required to be sealed with wood, sheet metal or in some cases 16 inches of unfaced fiberglass insulation to meet this fire safety standard. Many older homes do not meet this standard because it was not required at the time of the home's original construction.

INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Fiberglass insulation batts are present at the exterior wood framed walls and appears serviceable.

WOOD DESTROYING INSECTS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **CLIENT RECOMMENDATION:**

A termite protection bond is recommended for this home to protect the home's structure from future termite activity and potential damage. Consult with a professional pest control contractor for more information and a price quote.

RODENTS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• At the time of this home inspection, there is no visible evidence of rodent activity in the basement during this limited visual inspection of the accessible and visible areas of the basement.

IMPORTANT NOTE: As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the basement. We will not be responsible for any rodent activity discovered after our inspection.

ATTIC:

ATTIC ACCESS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The attic is accessible by a pull down ladder. The attic access appears serviceable; no concerns were noted.**

ATTIC / ROOF FRAMING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center. The roof decking has been framed with oriented strand board (OSB).**

• **The attic and roof framing appears serviceable during this limited inspection, no concerns were noted.**

ATTIC LEAKS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **No evidence of roof leaks were observed during this limited attic inspection.**

ATTIC VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The roof and attic ventilation consists of:**

• **Soffit vents, ridge vents, box vents and gable vents;**

• **The roof and attic ventilation appears to be adequate, no concerns were noted.**

ATTIC INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Fiberglass Blown In Insulation; approximately 12 inches in depth or about R30.**
 The attic insulation appears serviceable, no concerns were noted.

ATTIC FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Appears serviceable; the attic fire separation looks good, no concerns were noted.**

ATTIC RODENTS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **At the time of this home inspection, there is no visible evidence of rodent activity in the attic during this limited visual inspection of the accessible areas of the attic space.**

IMPORTANT NOTE: As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the attic, including bats that may be roosting outside the attic space. We will not be responsible for any rodent activity discovered after our inspection.

As a precaution, we strongly advise that client schedule a professional termite inspection that includes an inspection of the attic spaces to determine the presence of rodent, animal, or bat activity in the attic.

INTERIOR:

The flooring inspection is limited to a visual inspection only. The inspector **does not lift** or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections.

However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.

We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

EXTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Fiberglass entry door**

• **Wood entry door**

• **The exterior doors appear serviceable except as noted below:**

• **The beginning stages of moisture and/or foggy residue was observed inside the dual pane glass at the basement entry door. This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.**

INTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood interior doors are present; the interior doors appears to be serviceable and functional except as listed below:**

• **The door handle at the left master bathroom entry door is not secured and pulls off when used. Correction is recommended.**

WINDOWS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The windows are wood framed windows with double pane glass.

• THE FOLLOWING CONCERNS WERE NOTED AT THE WINDOWS:

1. The exterior coating of the rear right kitchen keeping room window appears to be defective (see photo) - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning.

Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

2. **UNABLE TO FULLY INSPECT:** Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed.

3. Several windows do not appear to fully close at the upper sash, lage gaps are present. Locations include the front dining room and the front office (see photo). Repair is recommended.

4. Defective / missing tilt latches were noted at the front bedroom window over the dining room and one front dining room window (see photo); repair is recommended.

Due to these concerns, further evaluation is recommended by a professional widow repair / replacement contractor to determine the full scope of repair needs and costs.



Defective window at rear kitchen keeping room



Broken window tilt latch



Dining room window not fully closed



Missing tilt latch

INTERIOR WALLS / CEILINGS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The interior walls and ceilings are covered with sheetrock / gypsum board. The overall condition of the interior walls and the ceilings appears to be serviceable during this limited visual inspection; no concerns were noted except as listed below:**

• **LIMITED INSPECTION:**

A water stain was observed at a baseboard in the basement below the main water cut off (see photo). This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry. Continue to monitor, future repairs may be needed.

(NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).



Water stain at baseboard below main water cut off

FLOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The general condition of floors appears to be serviceable. NOTE: This inspection is limited due to floor coverings and does not evaluate cosmetic conditions with floor coverings such as carpet stains, floor scratches, etc. Floor conditions below carpeting and underneath area rugs will not be reported in this inspection and are excluded. We will not move the home sellers furniture in order to inspect flooring conditions. Buyer is advised to move all area rugs as needed for a more full evaluation of the floor conditions below the rugs.**

INTERIOR STAIRS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The interior stairs appear to be serviceable; no concerns were noted.**

FIREPLACE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Basement, pre-fabricated metal with a gas log installation available.**

• **Fireplace Location: Office / Den - Fireplace Type: Prefabricated Metal with gas logs**

• **Fireplace Location: Family room Fireplace Type: Prefabricated Metal with gas logs**

The fireplace appears serviceable; no concerns were observed.

• **Fireplace Location: Kitchen keeping room Fireplace Type: Prefabricated Metal with gas logs**

• **Fireplace Location: Master bedroom Fireplace Type: Prefabricated Metal with gas logs**

The fireplace appears serviceable; no concerns were observed.

• **BASEMENT FIREPLACE:**

1. **The fireplace gas logs have been removed (see photo). Replacement of the gas logs is recommended by a professional fireplace contractor.**
2. **The gas supply line is open and is not capped or sealed; correction is recommended.**

• **KITCHEN KEEPING ROOM:**

The gas logs will not ignite manually, only the pilot light comes on. There was no gas valve outside the fireplace, the controls had to be accessed through the floor of the firebox. Further evaluation is recommended to determine the full scope of repair needs and costs.

• **DEN FIREPLACE:**

The gas log set appears to be too large for this size firebox and incorrectly extends too far out of the firebox, the gas logs need to be replaced with the correct size log set. This condition can lead to poor performance and possible improper venting of the gas log set. Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs.



Basement fireplace logs have been removed



Open gas line at basement fireplace



Unable to light kitchen keeping room fireplace

KITCHEN:

KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.**

KITCHEN SINK / FAUCET:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted except as mentioned below.**

• **The kitchen sink faucet diverter buttons are missing (see photo). Repair / replacement is recommended.**



Diverter buttons missing

STOVE / OVEN / COOKTOP:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A gas range / stove is present;**
 • **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

DISHWASHER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The kitchen dishwasher was operated through a normal wash, rinse and dry cycle. Operation was normal; no concerns were noted.**

KITCHEN VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The kitchen vent hood is functional and is ducted to the exterior.**

MICROWAVE OVEN:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The microwave oven was tested and appears to be operating normally.**

DISPOSAL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Appears serviceable; the disposal was tested and operated normally.**

REFRIGERATOR:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **The kitchen refrigerator is not within the scope of this inspection and was not inspected. If the refrigerator is staying with the home, it is suggested that client inspect the refrigerator for condition issues and performance.**

WINE COOLER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appears serviceable; the wine cooler is functional and is cool.

BATHROOMS / LAUNDRY

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

NUMBER OF BATHROOMS:

5 and a half baths.

BATH SINKS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The condition of the bathroom sinks appears serviceable; no concerns were noted.

BATH TOILETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The bathroom toilets were operated and tested and all appear to be serviceable.

POSITIVE FEATURE!

The toilets are the newer low flow water saving toilets that use only 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.

• The bathroom toilets were operated and tested and appear to be serviceable except as noted below:

• The toilet in the second floor bathroom above the dining room is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.

BATH TUBS / SHOWERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A jetted tub is present and was tested successfully. The tub was filled and operated, **GFCI** protection was verified and tested; no concerns were noted.

• The bathtub and shower fixtures were tested and appear to be serviceable, except as noted below:

• A steam shower is present in the master bathroom. The control panel within the shower did not respond to operation and the steam shower did not come on. Further evaluation is recommended by a professional plumber to determine the full scope of repair costs and needs.

• The two shower heads at the master shower are defective / leaking when tested; the shower heads do not spray correctly. Replacement of the shower heads is recommended.

BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Exhaust fans are present. The bathroom ventilation appears serviceable, no concerns were observed.**

LAUNDRY:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The laundry room is located at the first floor.**

• **A second laundry room is located at the master closet.**

• **The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.**

LIMITED INSPECTION:

**1. The laundry appliances, if present, were not tested.
2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.**

• **A strange odor is present at the master closet laundry room area during testing of the water fixtures in the bathroom. This condition may be caused by an improperly vented studor vent in the attic directly above this location. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs and costs, if any.**



Studor vent above master closet laundry room

PLUMBING:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, or irrigation use are **specifically excluded** from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping system can not be detected during this limited visual inspection. This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

PLUMBING SUPPLY:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water service is public and appears serviceable; the underground piping appears to be Copper. No concerns were observed.

• The main plumbing supply cut-off valve is located in the basement.

• **The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at 60 PSI (see photo).**

• An exposed supply pipe was noted at the exterior basement doorway (see photo). This condition is a potential freeze concern in the winter. Correction is recommended by a professional plumber.



Basement door hose bib projects too far outside wall



Main water cut off located in basement



Normal water pressure at 60 PSI

PLUMBING DRAINS / SEWAGE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A public sewer system appears to be present with plastic drain pipes. (NOTE: The presence of a sewer system can not be guaranteed during this inspection; client is advised to confirm the type of waste system of the home).

• The drain piping appears serviceable; no concerns were found.

GAS SERVICE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The gas meter is located at the right side wall exterior wall and appears serviceable; no concerns were found. (NOTE: The gas lines inside the walls, ceilings and floors are not fully visible for inspection and could not be evaluated).

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure normal valve operation and safe performance of the water heater. Lack of testing can lead to a potential **safety hazard**. Corrosive buildup could form inside the valve causing the valve to lock up and fail to open. The valve should open thermostatically, on its own, if needed during an overheating event or due to increased pressure inside the tank. This valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal itself. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional plumber.

2. DRAIN THE TANK:

The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on.

3. READ THE OWNER'S MANUAL:

Read the water heater owner's manual for more information concerning tank safety and tank maintenance.

WATER HEATER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water heater is operated by natural gas and is located in the basement.

• **TANK DESCRIPTION:** A. O. Smith, 50 gallons, 15 years old (2005)

• **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

• **POSITIVE FEATURE!**

A recirculating pump is present for the hot water system. This type of pump keeps the hot water circulating in a loop to provide on-demand hot water at baths and kitchen and can also help to conserve water.

NOTE: This limited visual inspection does not include a performance test of the recirculating pump to measure the effectiveness of the hot water delivery system.

• **The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and **combustion air** requirements all look good.**

• **BUDGET FOR REPLACEMENT:**

Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.

CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.

For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.



Water heaters located in basement



Recirculating pump at water heater

WATER HEATER 2:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water heater is operated by natural gas and is located in the basement.

• Description: A. O. Smith, 50 gallons, 15 years old (2005)

• **The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and combustion air requirements all look good.**

The temperature and pressure relief valve was NOT tested. Due to concerns with leaks, we do not test this type of valve. As a maintenance item, client is advised to test this safety valve at least once per year to insure normal valve operation.

A thermal expansion tank / valve is present on the cold water line and appears serviceable.

• BUDGET FOR REPLACEMENT:

Due to the advanced age of this water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at or past the normal expected lifespan of 10 years.

ELECTRICAL SYSTEM:

ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

GFCI PROTECTION - SELF TEST REGULARLY:

GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety.

Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center; this type of inexpensive tester (\$8) is a good addition to any tool box and will provide a more accurate test.

ENERGY SAVINGS TIP - UPGRADE YOUR LIGHT BULBS:

For improved energy efficiency and reduced lighting costs, consider changing all of your incandescent light bulbs to the newer and more efficient compact fluorescent light bulbs (CFL). Compact fluorescent bulbs are slightly more expensive than incandescents (about \$8.00 for a 4 - 6 pack of bulbs at your local home center or warehouse club) but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year. more efficient compact fluorescent light bulbs (CFL). Compact fluorescent bulbs are slightly more expensive than incandescents (about \$8.00 for a 4 - 6 pack of bulbs at your local home center or warehouse club) but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year. more efficient compact fluorescent light bulbs (CFL). Compact fluorescent bulbs are slightly more expensive than incandescents (about \$8.00 for a 4 - 6 pack of bulbs at your local home center or warehouse club) but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year

ELECTRICAL SERVICE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The electrical service is underground - 110/220 volt;
- The electrical grounding consists of a single ground rod near the electrical meter.. The electrical service and grounding appears serviceable; no concerns were noted.
- Two 150 amp main breakers are located at the exterior meter location; appears serviceable, no concerns were noted.



Main breakers located outside

MAIN PANEL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The two main panels are located in the basement Circuit breakers are present.
- The two main panel boxes appear serviceable during a limited visual inspection inside each of the panels; no concerns were found.



Interior view of main panels

LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• POSITIVE FEATURE!
A street light is present on the property and will provide both convenience lighting and security lighting. The cost of the street light is often shared by the two property owners where the light is located and is reflected as a separate charge on the electric bill.

• The overall condition of the lighting and switches appears serviceable, except as noted below:

• No exterior light fixture is present as required at the exterior door located at the basement entry doorway (see photos) Correction is recommended so that this doorway is fully illuminated when needed.

• An inoperative light fixture was found at the front basement corner bedroom closet; check bulb or repair as needed.

• Missing light fixtures and exposed wires were noted at the basement room with the electrical panels (see photo). Replacement of the missing light fixtures is recommended.



No exterior light above basement entry door



Basement doorway light removed



Missing light at basement ceiling

ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The overall condition of the visible wiring appears to be serviceable, except as noted below:**

• **Incorrect Electrical:** An exposed wire splice was noted at the attic above the master shower (see photo). The wiring splice is required by the National Electric Code (NEC) to be enclosed in a properly sized and covered junction box for fire safety. Correction is recommended to meet the safety requirements of the NEC.



Wiring splice in attic above master shower

RECEPTACLES:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**

• **An inoperative outlet was found at the rear corner of the basement room with the electrical panels. Repair is recommended by a licensed electrician.**

GFCI / AFCI PROTECTION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **GFCI protection is present at most required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly, except as listed below:**

• **A GFCI outlet is defective at the AC units; the GFCI outlet is tripped off and will not reset back on. It appears that the GFCI outlet needs to be replaced. Further evaluation and correction is recommended by a licensed electrician.**

FIRE SAFETY:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The smoke detector alarms were tested and all responded to test button operation. It is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.

• **CLIENT NOTE:**

A fire hydrant is near the property at the street. The presence of a fire hydrant close to the home may qualify this home for a homeowners insurance discount; contact your insurance agent for more information.

• **THE FOLLOWING FIRE SAFETY UPGRADES ARE SUGGESTED:**

- 1. REPLACE OUTDATED DETECTORS:** Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use. There have been significant changes and improvements to the sensors in the last 10 -20 years.
- 2. INSTALL FIRE EXTINGUISHERS:** For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.

• **SAFETY CONCERN:**

The smoke detector at the master bedroom doorway has been removed (see photo). Another smoke and C/O detector has been installed but is not hard-wired or inter-connected as required. Correction is advised, replacement of the missing smoke detector at the master ceiling connection is recommended.

• The bedroom located at the basement does not have a smoke detector within 10 feet of the bedroom door; the smoke detector has been removed (see photo). Correction is advised to meet this fire safety requirement.



Smoke detector removed in basement



Smoke detector removed near master bedroom

CARBON MONOXIDE DETECTORS:

OK
 Minor
 Moder
 Major
 Recom

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:

Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.

Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage and other areas where gas appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.

Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

HEATING:

INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.
2. Client is advised that the condition of the Heat Exchanger is **NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.
4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.
5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.
6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.
7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

HEATING 1:

OK	Minor	Moder	Major	Recom
X			X	

• **Electric Heating:**

Basement Zone: Trane, located in the basement, Heat Pump / Heat Strips, 15 years old (2005)

• The electric heating system appears serviceable; the heating system was operated in the heat pump cycle as well as the electric strip cycle and was found to be functioning normally during a limited visual inspection, no significant concerns were noted.

The heat pump was tested and produced heat at 103 degrees. The heat strips and heat pump were tested together and produced heat at 118 degrees. We recommend that you continue to maintain the system and have it serviced regularly, at least once per year for units over 5 years old.

• **BUDGET FOR REPLACEMENT:**

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on industry standards, the heating system appears to be at the end of its normal expected lifespan of 15 - 20 years.



Basement air handler located in basement



Heat pump temp normal at 103 degrees



Heat pump / strips temp normal at 118 degrees

HEATING 2:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• Gas Heating:

First Floor Zone: Trane, located in the basement, 80,000 BTU, 15 years old (2005)

• 80% Efficiency: This is the most common efficiency rating for gas furnaces.

• The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.

• A humidifier is present at this HVAC system. Because humidifiers are not within the scope of this inspection, it is recommended that further evaluation of the humidifier be conducted by a professional HVAC contractor to check for maintenance and cleaning needs.

CLIENT NOTE: Humidifiers are used only during the heating season and should be turned completely off during operation of the AC unit in spring and summer. The recommended humidistat setting in winter is 30% - 35% for our local climate.

• AGING EQUIPMENT:**HEAT EXCHANGER INSPECTION ADVISED:**

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.



First floor furnace located in basement



Humidifier not inspected



First floor furnace temp normal at 120 degrees

HEATING 3:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Gas Heating:**
Second Floor Zone: Lennox, located in the attic, 88,000 BTU, 3 years old (2017)

• **80% Efficiency: This is the most common efficiency rating for gas furnaces.**

• **The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.**



Second floor furnace located in attic



Second floor furnace temp normal at 125 degrees

AIR CONDITIONING:

AC UNIT 1:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

• **Basement Zone: Trane, 2 ton, 15 years old (05/05)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



Basement AC unit

AC UNIT 2:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- **First Floor Zone: Trane, 3 ton, 15 years old (10/04)**

• **10 SEER (Seasonal Energy Efficiency Rating).** This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.

• **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



First floor AC unit

AC UNIT 3:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **Second Floor Zone: Lennox, 4 ton, 2 years old (2017)**

• **POSITIVE FEATURE!**

This air conditioner has a 17 SEER rating (Seasonal Energy Efficiency Ratio). This 17 SEER system exceeds normal standards and is expected to be around 60% - 70% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating.

• **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.



Second floor high efficiency AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The thermostats appear to be functional and working normally during testing of the HVAC systems.

HVAC FILTERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The filters appear serviceable. No concerns were noted. Client is encouraged to change the filters regularly. Regular filter changing helps to maintain clean HVAC equipment, cleaner air ducts, and reduced dirt and dust inside the home. Consider using good quality filters. Good filter choices include a pleated filter or larger media filter that provides more surface area for improved air cleaning. Look for filters with a higher micro-particle performance rating (800 and up), and a higher MERV rating (Minimum Efficiency Reporting Value - 8 to 10 and up).

HVAC DUCTING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Flexible Round HVAC ducting is present; the HVAC ducting appears serviceable, no concerns were noted.

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RADON TEST IN PROGRESS:

Client has chosen to allow Atlanta Property Inspections, Inc conduct an EPA approved radon screening test. A continuous radon monitor has been placed in the home and hourly radon readings will be collected by the monitor. A full radon test report will be available to the client in a few days and will be delivered via email.

MOLD:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No suspected mold or fungus was observed during this very limited visual inspection at the time of this home inspection.

MOLD AND THE INSPECTION:

This is a limited home inspection and is NOT A MOLD INSPECTION. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. We may mention visible mold as a courtesy when the suspected mold is detected during the course of our normal home inspection procedures.

For a thorough and in-depth evaluation of the possible presence of mold, we strongly advise a mold test that includes mold air testing / sampling and lab analysis of those air samples.

ASBESTOS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present.

Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.

LEAD BASED PAINT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Because this home is newer and was NOT constructed prior to 1978, it is unlikely that lead based paint (LBP) is present. According to the Environmental Protection Agency (EPA), homes built prior to 1978 have a higher risk of having LBP in the home. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit <http://www.epa.gov/lead> .

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.