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**Report:** 2225-blackheath-trce home inspection

# **Confidential Inspection Report**

## **2225 Blackheath Trce**

### **Alpharetta, GA 30005**

**January 9, 2020**



**Prepared for: Jackson & Stacy Hurst**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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January 9, 2020

Jackson &amp; Stacy Hurst

RE: 2225 Blackheath Trce  
Alpharetta, GA 30005

Dear Mr. &amp; Mrs Hurst:

At your request, a visual inspection of the above referenced property was conducted on January 9, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## RECOMMEND REPAIRS ITEMS

### GROUNDS

#### Patio / Porch:

##### *2.7 Cover / Roof:*

1. A portion of the front porch metal roof is sunken which prevents complete Watershed from the roof surface. Rust is forming in the sunken areas as a result. Recommend treating the surface of the roof to help prevent further rust and dress the slope to provide for proper Watershed from the roof.

#### Decks / Balcony:

##### *2.8 Condition:*

2. The deck is constructed of wood.

There is no flashing between the deck and the home. Missing flashing is conducive to water penetration between the deck and the home which may result in a water damaged ledger board. If the ledger board becomes damaged it is more prone to pulling away from the home. Recommend flashing between the deck and home to prevent water penetration behind the ledger board.

Handrails are loose and / or leaning. This is an immediate safety hazard. Recommend immediate repairs as a safety

precaution.

The surface and handrails of the deck are weathered. Recommend treating or re-staining the wood to help prolong the life of the deck.

Damage was noted to one or more sections of the stair stringer. This is an immediate safety hazard as the deck stair treads maybe come loose or unbalanced. Recommend immediate repairs or replacement of the damaged stringers.

#### Grading:

##### *2.9 Site:*

3. Grade at the foundation is negative at the left side of the home and front wall of the home. Correction is recommended. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

**R401.3 Drainage** - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

## **EXTERIOR - FOUNDATION**

#### Exterior Walls:

##### *3.2 Materials & Condition:*

4. Walls are constructed with brick and stone.

There was cracking noted in the siding above the garage door. This may be due to settlement of the home and / or relaxing of the support lintel. Recommend further evaluation and repairs by a licensed brick mason and monitor condition.

Repairs were noted to The Brick over the arched windows on the back of the home. The crack appears to be continuing separating after the repairs which would indicate continued settlement. Recommend inquiring with the current homeowners as to the nature of repairs and any warranties that may transfer to the new owners.

##### *3.3 Flashing & Trim:*

5. The trim on the home is constructed of wood materials.

The two left side bathroom vent hoods are damaged and allowing water to enter behind the brick veneer. Recommend replacing both of the damaged vent hoods.

#### Rear Entry Door Above Deck:

##### *3.6 Exterior Door:*

6. The door is made of Metal with glass.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

The door skin / trim is punctured or broken. It is no longer performing as intended.

Right Side Door:3.7 Exterior Door:

7. The door is made of Metal with glass.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

Water damage was noted at the lower portion of the doorframe. Recommend repairs to the soft spots and repaint to seal the trim and jamb.

Exterior Windows:3.11 Overall Condition:

8. Water damage was noted on one or more window(s) around the home. Recommend a licensed contractor repair or replace **all** damaged sections of the windows and / or trim as necessary.

The windows on the brick walls were not caulked or the caulking is deteriorated where the windows are no longer sealed to the brick wall. Recommend caulking around the perimeter of the windows where the window meets the brick to help prevent water penetration.

Water damage noted to one or more shutters around the windows. Recommend repairs or replacement of all affected window shutters.

Chimney: Back Right Brick3.16 Chimney Cap:

9. The metal cap is sunken, allowing water to pond on the cap. This allows water to leak down the side of the metal flue. Recommend a chimney contractor repair or replace the sunken cap to properly shed the water from the top of the chimney.

Standing water was noted on the top of the chimney cap due to an indentation in the metal. This will cause rusting and possible failure over time. Recommend adjusting the pitch on the cap to promote water flow off of the cap.

Chimney: Back Left Stucco3.18 Chimney Exterior:

10. Chimney is constructed of stucco materials.

One or more sections of the siding on the chimney is damaged. It appears a woodpecker has damaged the area around the top of the chimney. Recommend a licensed siding contractor repair or replace all the affected siding on the chimney.

3.21 Chimney Cap:

11. The chimney cap is heavily rusted. This may indicate standing water (improper slope) and normal aging of the metal cap. This condition is conducive to water leaking into the chimney. Recommend treating the metal cap with an anti corrosive paint to halt the rusting process and ensure there is a proper slope on the cap for correct water management.

## BASEMENT - CRAWLSPACE

### Crawlspace:

#### 4.8 Moisture:

12. Mold like growth was noted on the wood framing below the floor and or on the walls in the basement / crawlspace area. This can affect air quality in the home and is normally a result of high moisture levels in the basement / crawlspace. Recommend a mold remediation company treat all affected framing and surfaces.

### Insulation & Vapor Retarders:

#### 4.10 In Unfinished Areas:

13. No under floor insulation exists. Under floor insulation is recommend to help improve the homes efficiencies.

## ROOF SYSTEM

### Roof:

#### 5.4 Roof Covering Condition:

14. The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles.

Although the roof shingle is a 30 year shingle, the hip and ridge shingles are only 20 year shingles. As a result, these shingles are beyond their design life and showing significant granular loss, tears, and holes in the ends of the ridges. Recommend a licensed roofing contractor replace the hip and ridge shingles to help prevent leaks and further damage.

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles and replacing damaged and leaking plumbing boots. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

### Flashings:

#### 5.5

15. The flashing on the roof is made of Metal.

There are exposed nail heads on the top nailed shingles and flashing. Recommend caulking / sealing all exposed nail heads on the roof surface.

The plumbing boots are cracked or deteriorated around the plumbing vents. This is a common cause for roof leaks. Recommend replacing the vent boots.

Rusty flashing is noted. Recommend treating the rusted flashing with an anti corrosion paint to help prevent further rusting and leakage.

Rust and leaks noted on the direct vent stack on the right side above the master bedroom fireplace. Recommend sealing the flashing and corrosion proofing the flue.

There is at least one satellite dish installed on the roof. Bolting the satellite dish to the roof creates a condition conducive to leaks. Regular maintenance will be required to help ensure the attachment point remains water tight. Monitor condition.

### Gutters & Downspouts:

#### *5.10 Type & Condition:*

16. Leaves and debris are built up in the gutter causing the gutters to overflow. Recommend cleaning the gutters on a regular basis. Leaves and Debris in the gutters may conceal rust in the bottom of the gutters.

Gutter is sloped improperly and holding water at one or more elevations around the home. Recommend a licensed gutter contractor re-align the affected gutters to promote water flow to the downspouts and prevent the water over running the gutter system.

There are one or more gutter pins loose around the perimeter of the gutters on the home. This may lead to misaligned gutter and gutter damage. Recommend securing all gutter pins to help ensure a proper slope on the gutters.

Based on the general condition of the gutters at the time of inspection we recommend a qualified gutter contractor perform a routine gutter maintenance on the gutter system. This should include clearing the gutters of debris, properly aligning and securing gutters for correct water flow, sealing all gutters seams, and extending all gutters downspouts where necessary.

Subsurface drains noted, but Not Tested. Blockage by leaves, debris, and roots are common in buried drains. Blockage below ground cannot be visually identified. Recommend having all gutters cleaned on a regular basis including servicing the buried drains to ensure proper water flow away from the foundation. Buried drains are not part of this inspection.

### Attic & Insulation:

#### *5.14 Wild Life:*

17. There are signs of current or previous squirrels / rodents / pests living in the attic. Recommend employing the services of a pest management service to rid the attic of animals.

## **ELECTRICAL SYSTEM**

### Switches & Fixtures:

#### *6.14 Dining Room:*

18. The three way switch in this room is not functional. You should be able to turn the light on and off at either switch. Recommend a licensed electrician re-wire the circuit to operate properly.

### Electrical Outlets:

#### *6.16 Exterior Walls:*

19. The GFCI outlet is not operational on the back of the home below the deck. This is a condition where there is power to the outlet but the outlet does not trip when tested or over loaded. Recommend a licensed electrician replace the affected outlet(s).

There is one or more outlet cover which is damaged. Recommend replacing the affected exterior outlet covers to protect the electrical outlet from the elements.

#### *6.23 Basement Bath:*

20. GFCI was not operational. Recommend a licensed electrician re-wire or replace the affected outlets.

## HEATING - AIR CONDITIONING

### Second Floor Heating Equipment:

#### *7.19 Air Filters:*

21. Filter size: 16 x 25 x 1

The filter is stuck in the HVAC system. Recommend removing the stuck filter and replacing with the appropriate size. Adjustments to the filter cabinet may be necessary.

### Basement Heating Equipment:

#### *7.24 General Operation & Cabinet:*

22. No condensate overflow pan is provided. The possibility of damage to building materials from condensation formation or leakage is present below the blower unit .

Recommend sealing around the penetrations in the cabinet to help prevent air leakage and improve the efficiency of the unit.

There is evidence of water dripping down through the basement air handler has the filter at the bottom of the system is water-stained. This would be a symptom of a condensation backup or problem with the evaporator coil. Recommend further evaluation and Repairs by a licensed HVAC technician.

Furnace is an older unit that has a very limited service life.

#### *7.27 Air Filters:*

23. Filter size: 16 x 20 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

### Second Floor Air Conditioning:

#### *7.33 Condensate Line:*

24. The condensation from the attic unit is pumped to a penetration in the roof around the dryer vent. This is an improper installation as the flexible condensation line may be pinched underneath the flashing, preventing the water to discharge correctly. This may result in water backing up into the attic. Recommend a licensed HVAC technician properly route the condensation line to the exterior of the home in an appropriate manner.

### Fireplaces / Solid Fuel Heating:

#### *7.47 Master Bedroom:*

25. The fireplace is a factory made prefabricated metal installation.

Fuel Type: Gas - The fireplace is designed to use gas fuel only and the gas is vented through a direct vent.

Water staining was noted at the top of the firebox around the flue. This may be an indication of water leakage around the flue and chimney cap. Recommend a licensed chimney specialist further evaluate and make any repairs necessary to the chimney cap to help prevent future water penetration.

The tilt up door to the starter is difficult to operate between the two stone sides of the fireplace. Minor modifications may

be necessary for proper operation.

## **PLUMBING SYSTEM**

### Main Line:

#### *8.3 Pressure Regulator:*

26. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.

Water pressure was over 80 pounds per square inch and is considered excessive. Recommend adjusting the pressure on the system to below the 80 pound maximum. This may require the adjustment of the pressure regulator or replacement of a defective pressure regulator.

### Waste Lines:

#### *8.7 Material & Condition:*

27. Plastic - ABS - Lines are not fully visible.

There is a damaged Studor valve to the left of the basement sink. Recommend a licensed plumbing contractor replace the damaged valve.

## **KITCHEN - APPLIANCES**

### Sink & Appliances:

#### *9.3 Kitchen Sink Fixture & Lines:*

28. The kitchen faucet is damaged and leaking around the sprayer head. Recommend a licensed plumbing contractor replace the fixture.

## **BATHROOMS**

### Sink & Cabinetry:

#### *10.3 Jack & Jill Bath:*

29. The stopper is missing in the sink. Recommend the stopper and all hardware be replaced for proper operation of the sink.

### Tub/Shower And Walls:

#### *10.19 Master Bath:*

30. Tile

Missing sections of grout noted in the shower and / or bath surround. Recommend re-grouting to help prevent water penetration behind the shower surround.

Repairs were noted to the shower pan tile around the drain. Caulking is only a temporary repair and does not provide for a permanent solution. Recommend inquiring with the current homeowners as to the nature of the repairs and any previous leaks as a result of the shower pan condition prior to repairs.

## **INTERIOR ROOMS**

Windows:

*11.9 Family Room:*

31. Water entry was noted around the lower portion of the window as evidenced by water staining or active standing water. Recommend sealing the window from the exterior to help prevent any further water penetration and monitor condition.

*11.10 Keeping Room:*

32. There was damage noted to the window sill. Recommend repairs or replacement to the affected sections of the sill.

Walls:

*11.12 First Floor Bedroom:*

33. Water stains were noted on the exterior wall of the room. The location would indicate a break on the insulation on the refrigerant line running from the attic to the outdoor air conditioner. Recommend repairs to the insulation to help prevent further water staining or damage.

**GARAGE - CARPORT**

Garage Door:

*13.2 Material - Condition:*

34. Doors are constructed of metal

Water damage noted around the base of one or more of the garage door jambs. Recommend repairs or replacement to the affected material.

*13.3 Automatic Opener:*

35. The automatic door opener was operational at the time of the inspection.

The auto reverse was not operational or missing the electric reverse sensors on the right side garage door directly adjacent to the interior of the home. Note: All overhead doors should have fully operational auto-reverse function as a safety precaution.

**MARGINAL OR MAINTENANCE ITEMS**

**GROUNDS**

Paving Conditions:

*2.2 Walks:*

1. Poor drainage is noted where the elevation of the walk way is below that of the adjacent ground which may cause water to pond on the walk way surface.

Patio / Porch:

*2.5 Exterior Steps: Side Of Home*

2. Steps are constructed primarily of brick.

Mortar deterioration was noted at the steps. Recommend tuck pointing the bricks / stone to help prevent further water penetration and deterioration.

Landscaping:

*2.10 Condition:*

3. Vines are growing up one or more of the walls on the home. Recommend cutting back the vines as this can cause deterioration to the siding surface.

## EXTERIOR - FOUNDATION

Main Entry Door:

*3.5 Exterior Door:*

4. The door is made of Wood with leaded glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.

## BASEMENT - CRAWLSPACE

Basement:

*4.3 Moisture:*

5. Staining was observed: Efflorescence and water staining can be seen penetrating one or more cracks or penetrations in the basement and / or crawlspace. Recommend addressing all water management issues around the foundation perimeter to help prevent further water penetration. Further evaluation and repairs may be necessary by a water proofing company. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall..

## ELECTRICAL SYSTEM

Electrical Distribution Panels:

*6.6 Main Panel Observations:*

6. More than one neutral wire in the panel has been connected to a single termination screw where only one wire should be connected. Recommend a licensed electrician install each neutral wire on a dedicated terminal screw. **Please reference NEC 408.41**

Exterior Lighting

*6.24 Exterior Walls:*

7. The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.

## HEATING - AIR CONDITIONING

First Floor Heating Equipment:

*7.4 General Operation & Cabinet:*

8. No condensate overflow pan is provided. The possibility of damage to building materials from condensation formation

or leakage is present below the blower unit .

Furnace is an older unit that has a very limited service life.

The system lacks general maintenance. Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear / service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.

#### *7.9 Air Filters:*

9. Filter size: 16 x 25 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

#### Second Floor Heating Equipment:

##### *7.14 General Operation & Cabinet:*

10. Unit was operational at the time of inspection.

General condition appears serviceable

Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician.

#### Second Floor Air Conditioning:

##### *7.32 System Condition:*

11. Unit is a more recently installed replacement.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The insulation on the refrigerant lines that runs through the attic space is damaged and or missing in sections. Recommend repairing all breaks in the line set insulation to prevent condensation from dripping onto the ceilings below.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.

It is suspected that the insulation on the refrigerant line is damaged inside the wall where it travels from the attic to the left side wall. This is evidenced by water staining on the wall in the back left first floor bedroom. Recommend further evaluation and repairs by a licensed HVAC technician.

#### First Floor Air Conditioning:

##### *7.37 System Condition:*

12. Unit is a more recently installed replacement.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.

### Basement Air Conditioning:

#### *7.42 System Condition:*

13. Unit is the one originally installed when the house was built.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.

The compressor was tested in the heating mode at the time of the inspection. The heat pump was operational.

## **PLUMBING SYSTEM**

### Hose Bibs / Hookups:

#### *8.9 General:*

14. There is at least one hose bib missing the vacuum break (backflow device).

There are gaps noted around one or more of the water faucets around the exterior of the home. Recommend securing and sealing the faucet to the wall to prevent water penetration behind the siding system.

### Water Heater: 1

#### *8.12 Condition:*

15. Unit is located in the basement.

Appears serviceable. Recommend servicing and regular maintenance of the water heater at regular intervals to ensure proper operation of the unit going forward.

The water heater is missing the overflow pan below the unit. Recommend installing an overflow pan in case of a leak on the water heater or other plumbing emergency.

## **KITCHEN - APPLIANCES**

### Sink & Appliances:

#### *9.4 Kitchen Sink Fixture & Lines: Kitchen Island*

16. There is a small leak at the faucet spout. Recommended Repairs by a licensed plumbing contractor.

#### *9.7 Kitchen Sink Cabinet / Countertop:*

17. Water damage was noted to the cabinet floor below the sink. This is from a previous or ongoing water leak below the sink.

## **BATHROOMS**

### Sink & Cabinetry:

*10.1 Basement:*

18. The sink or pedestal is not secured to the wall and / or floor. Recommend properly securing the sink to minimize movement which may lead to leaks in the future.

*10.5 Guest Bath:*

19. Recommend cleaning / clearing the faucet aerator for improved stream of water.

Tub/Shower Fixtures:

*10.14 Master Bath:*

20. Low water volume is noted when two fixtures are operated simultaneously.

*10.15 Jack & Jill Bath:*

21. The diverter valve does not properly divert all the water to the shower head. Recommend a licensed plumber evaluate and make necessary repairs.

The stopper in the tub has been disconnected. Recommend re-installing the stopper for proper operation.

*10.16 Guest Bath:*

22. Missing the tub stopper. Recommend replacing the stopper with the properly sized tub stopper for proper operation.

*10.17 Guest Bath: First Floor*

23. The shower head is leaking where the shower head screws onto the plumbing pipe. Recommend re-taping the threads to prevent further leaking.

Tub/Shower And Walls:

*10.22 Guest Bath: First Floor*

24. The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

*10.23 Basement Bath:*

25. Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

The caulk / grout around the top perimeter of the shower pan is deteriorated and could lead to water leaks. Recommend caulking the perimeter of the shower pan to prevent future leaks.

**INTERIOR ROOMS**

General Window Comments:

*11.2 Overall General Type & Condition:*

26. One or more of the plastic magnetic latches for the blinds is broken. Recommend replacing the magnetic latching Hardware.

Many of the decorative grids in the windows are loose or missing throughout the house.

Floors:

*11.5 Kitchen Interiors:*

27. Floorboards are separating where there appears to have been some repairs to the floor in the area around the interior door. Recommended inquiring with the current homeowners as to any previous repairs.

*11.6 Family Room:*

28. The flooring directly inside of the exterior door is weathered or water damaged from what appears to be water penetration below the door. Recommend sealing the door from the exterior to help prevent further water penetration and repairs if necessary to the flooring and framing in the area.

Ceilings:

*11.8 Dining Room:*

29. Repairs noted to the ceiling in this room. It appears there was a previous roof leak where the metal roof over the dining room windows separated from the exterior wall. Repairs were noted. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

## ADDITIONAL INFORMATION / SAFETY ISSUES

### EXTERIOR - FOUNDATION

Exterior Walls:

*3.4 Utility Connections:*

1. Wiring Other than Power- Underground.

Chimney: Back Right Brick

*3.14 Flue:*

2. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Chimney: Back Left Stucco

*3.19 Flue:*

3. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Foundation:

*3.23 Materials & Condition:*

4.

**BASEMENT - CRAWLSPACE**

Basement:

*4.1 Access:*

5. Basement / Crawlspace is only partially accessible as some of the walls and floors are finished.

Viewing was restricted by wall coverings.

Limited visibility due to storage in the basement.

*4.2 Foundation Walls:*

6. Foundation wall materials are poured concrete.

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

**ROOF SYSTEM**

Roof:

*5.3 Roof Covering:*

7. Composition shingles, Architectural heavy duty design.

The typical life span of a heavy duty architectural tab shingle is 30 or more years.

Valleys:

5.7

8. The dead Valley located above the garage or other areas of the roof will be prone to the accumulation of leaves and debris. These areas are also prone to leaks due to the debris buildup. Recommend regular general maintenance going forward in this area to help prevent water back up under the shingles. Monitor closely.

Roof Ventilation Provisions:

5.19

9. The ventilation on the roof was comprised of power vents.

The power vent is thermostat controlled. Too cold at time of inspection to engage the fan. Not tested for operation.

**ELECTRICAL SYSTEM**

Electrical Outlets:

*6.15 General:*

10. The outlets for the bathrooms on the right side of the home including the master bathroom were tripped during normal testing. The reset could not be located in the home. The likely location would be somewhere in the basement behind the storage. Inquire with the current homeowners as to the location of the reset.

**HEATING - AIR CONDITIONING**

First Floor Heating Equipment:

*7.3 Capacity / Approx. Age:*

11. Mid efficiency furnace, Brand: Trane brand

Manufacture Date- 1997.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The advanced age and / or condition of this unit is such that you will likely need to replace it in the near future.

*7.6 Pump / Blower Fan:*

12. General condition appears serviceable

System lacks cleaning. Fan compartment is dirty. Recommend an HVAC technician service / clean the unit for improved efficiencies.

Second Floor Heating Equipment:

*7.13 Capacity / Approx. Age:*

13. Mid efficiency furnace, Brand: Ruud brand

Manufacture Date- 2016.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years.

Basement Heating Equipment:

*7.23 Capacity / Approx. Age:*

14. Mid efficiency furnace, Brand: Trane brand

Manufacture Date- 1997.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The advanced age and / or condition of this unit is such that you will likely need to replace it in the near future.

Second Floor Air Conditioning:

*7.31 Capacity / Approx. Age:*

15. 3.5 Tons, Max Fuse: 40 amps, Brand, Ruud brand, Manufacture Date- 2015.

Typical life span of an electric AC compressor is approximately 15 years.

First Floor Air Conditioning:

*7.36 Capacity / Approx. Age:*

16. 3.5 Tons, Max Fuse: 40 amps, Brand, Trane brand, Manufacture Date- 2011.

Typical life span of an electric AC compressor is approximately 15 years.

Basement Air Conditioning:

*7.41 Capacity / Approx. Age:*

17. 2.0 Tons, Max Fuse: 25 amps, Brand, Trane brand, Manufacture Date- 1998.

Typical life span of an electric AC compressor is approximately 15 years. This unit is beyond its intended design life. Budget for replacement in the near future.

**PLUMBING SYSTEM**



Water Heater: 1

*8.11 Capacity:*

18. There is a traditional tank water heater installed. Tank Capacity, 50 Gallons, Manufactured by: AO Smith

Manufactured In: 2017

The average life span of a tank water heater is 15 years.

**BATHROOMS**

Toilet:

*10.13 Basement Bath: Utility Room*

19. Water was off to the toilet installed in the utility room. Not tested for operation or drains.

**INTERIOR ROOMS**

General Door Comments:

*11.1 Overall Door Condition:*

20. One or more exterior door(s) are double keyed meaning the dead bolt requires a key to unlock the door from inside the home. This is considered a safety hazard in the event of a fire when ease of exit is essential. Recommend installing lockable thumb turn dead bolts as a fire safety measure.

Floors:

*11.7 Bonus Room: Pool Room*

21. There was a leak reported in the discloser statement in this room. The floors appear to be dry at the time of the inspection. Recommend addressing the water management at the gutters along the back of the home and the flashing at the back of the deck to help prevent future water penetration.

Windows:

*11.11 Theater Room*

22. Windows not accessible due to movie screen.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Mike Scheiderich  
Total Home Consultants, Inc.



## GENERAL INFORMATION

### Client & Site Information:

<b>1.1 Inspection Date:</b> January 9, 2020 8:00 AM.	<b>1.2 Inspection Time:</b> 8:00 AM.	<b>1.3 Client:</b> Jackson & Stacy Hurst  310-489-4448.	<b>1.4 Inspection Site:</b> 2225 Blackheath Trce Alpharetta, GA 30005
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### 1.5 People Present:

Buyers Agent.

### Building Characteristics:

<b>1.6 Estimated Age:</b> 1999.	<b>1.7 Building Style:</b> single family.	<b>1.8 Stories:</b> 2	<b>1.9 Space Below Grade:</b> Basement.
<b>1.10 Water Source:</b> Public.	<b>1.11 Sewage Disposal:</b> Public.	<b>1.12 Utilities Status:</b> All utilities on.	

### Climatic Conditions:

<b>1.13 Weather:</b> Clear.	<b>1.14 Soil Conditions:</b> Damp.	<b>1.15 Outside Temperature (f):</b> 40-50.
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### About Rated Items:

1.16

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**IS = "Information or Safety"** Although not defective, this category includes information about all components in the home including age and statistics to allow for anticipation of replacement in the future. All safety concerns may be listed here as well.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

2.1 Driveway: OK MM RR IS  
    The driveway is constructed of: Concrete

Cracks noted are typical. Typical cracks include normal shrinkage of the concrete. Recommend applying a sealant or seal all cracks to prolong service life of the driveway.



2.2 Walks:     Poor drainage is noted where the elevation of the walk way is below that of the adjacent ground which may cause water to pond on the walk way surface.



2.3 Back Patio Slab: OK  MM  RR  IS

The patio slabs are comprised of Concrete.



**Patio / Porch:**

2.4 Exterior Steps: Front Of Home

Steps are constructed primarily of brick.



2.5 Exterior Steps: Side Of Home

Steps are constructed primarily of brick.

Mortar deterioration was noted at the steps. Recommend tuck pointing the bricks / stone to help prevent further water penetration and deterioration.



2.6 Front Porch / Stoop Structure:  OK  MM  RR  IS

The front porch / stoop is constructed of brick.

Type: Stoop, Post and roof structure.



2.7 Cover / Roof:  OK  MM  RR  IS

A portion of the front porch metal roof is sunken which prevents complete Watershed from the roof surface. Rust is forming in the sunken areas as a result. Recommend treating the surface of the roof to help prevent further rust and dress the slope to provide for proper Watershed from the roof.





Decks / Balcony:

2.8 Condition:

OK MM RR IS

The deck is constructed of wood.

There is no flashing between the deck and the home. Missing flashing is conducive to water penetration between the deck and the home which may result in a water damaged ledger board. If the ledger board becomes damaged it is more prone to pulling away from the home. Recommend flashing between the deck and home to prevent water penetration behind the ledger board.

Handrails are loose and / or leaning. This is an immediate safety hazard. Recommend immediate repairs as a safety precaution.

The surface and handrails of the deck are weathered. Recommend treating or re-staining the wood to help prolong the life of the deck.

Damage was noted to one or more sections of the stair stringer. This is an immediate safety hazard as the deck stair treads maybe come loose or unbalanced. Recommend immediate repairs or replacement of the damaged stringers.





**Grading:**

2.9 Site:

OK MM RR IS

Grade at the foundation is negative at the left side of the home and front wall of the home. Correction is recommended. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

**R401.3 Drainage** - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).



**Landscaping:**

2.10 Condition:

Vines are growing up one or more of the walls on the home. Recommend cutting back the vines as this can cause deterioration to the siding surface.



## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

3.1 Exterior Elevations: Exterior elevation photos at the time of the inspection.





3.2 Materials & Condition:

OK MM RR IS

Walls are constructed with brick and stone.

There was cracking noted in the siding above the garage door. This may be due to settlement of the home and / or relaxing of the support lintel. Recommend further evaluation and repairs by a licensed brick mason and monitor condition.

Repairs were noted to The Brick over the arched windows on the back of the home. The crack appears to be continuing separating after the repairs which would indicate continued settlement. Recommend inquiring with the current homeowners as to the nature of repairs and any warranties that may transfer to the new owners.



3.3 Flashing & Trim:  OK  MM  RR  IS

The trim on the home is constructed of wood materials.

The two left side bathroom vent hoods are damaged and allowing water to enter behind the brick veneer. Recommend replacing both of the damaged vent hoods.



3.4 Utility Connections:

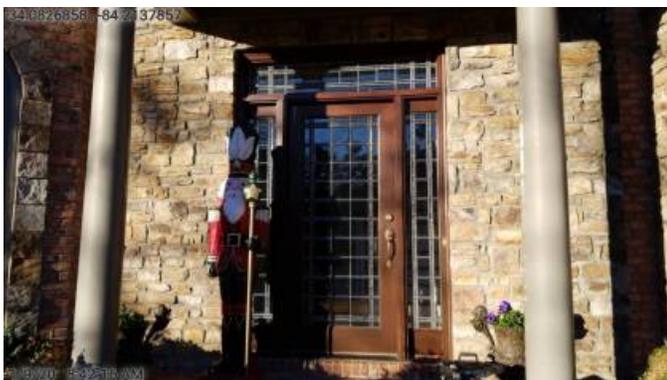
Wiring Other than Power- Underground.

**Main Entry Door:**

3.5 Exterior Door:

The door is made of Wood with leaded glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.



**Rear Entry Door Above Deck:**

3.6 Exterior Door:

The door is made of Metal with glass.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

The door skin / trim is punctured or broken. It is no longer performing as intended.



**Right Side Door:**

3.7 Exterior Door:

OK MM RR IS

The door is made of Metal with glass.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

Water damage was noted at the lower portion of the doorframe. Recommend repairs to the soft spots and repaint to seal the trim and jamb.





**Basement Single Door:**

3.8 Exterior Door:

OK MM RR IS

The door is made of Metal with glass.



**Basement Double Door:**

3.9 Exterior Door:

The door is made of Metal with glass.



**Exterior Windows:**

3.10 Predominant Type: Wood Frames, Double Hung, Double Pane Insulated.

OK MM RR IS

3.11 Overall Condition:

Water damage was noted on one or more window(s) around the home. Recommend a licensed contractor repair or replace **all** damaged sections of the windows and / or trim as necessary.

The windows on the brick walls were not caulked or the caulking is deteriorated where the windows are no longer sealed to the brick wall. Recommend caulking around the perimeter of the windows where the window meets the brick to help prevent water penetration.

Water damage noted to one or more shutters around the windows. Recommend repairs or replacement of all affected window shutters.





### Chimney: Back Right Brick

3.12 Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.



3.13 Chimney Exterior:      OK   MM   RR   IS  
            Chimney is constructed of brick materials.



3.14 Flue:                                  The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

3.15 Flashing:                             Satisfactory - The installed step flashing around the chimney stack appears to be functional.



3.16 Chimney Cap:  OK  MM  RR  IS

The metal cap is sunken, allowing water to pond on the cap. This allows water to leak down the side of the metal flue. Recommend a chimney contractor repair or replace the sunken cap to properly shed the water from the top of the chimney.

Standing water was noted on the top of the chimney cap due to an indentation in the metal. This will cause rusting and possible failure over time. Recommend adjusting the pitch on the cap to promote water flow off of the cap.



3.17 Height & Clearance:

The chimney installation appears to meet clearance requirements.

**Chimney: Back Left Stucco**

3.18 Chimney Exterior:

Chimney is constructed of stucco materials.

One or more sections of the siding on the chimney is damaged. It appears a woodpecker has damaged the area around the top of the chimney. Recommend a licensed siding contractor repair or replace all the affected siding on the chimney.



3.19 Flue:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified

professional chimney sweep should be obtained.

3.20 Flashing:  OK  MM  RR  IS



3.21 Chimney Cap:

The chimney cap is heavily rusted. This may indicate standing water (improper slope) and normal aging of the metal cap. This condition is conducive to water leaking into the chimney. Recommend treating the metal cap with an anti corrosive paint to halt the rusting process and ensure there is a proper slope on the cap for correct water management.



3.22 Height & Clearance:

The chimney installation appears to meet clearance requirements.

**Foundation:**

3.23 Materials & Condition:

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. **The presence of Pests and Termites are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.**

**Basement:**

4.1 Access:  OK  MM  RR  IS Basement / Crawlspace is only partially accessible as some of the walls and floors are finished.

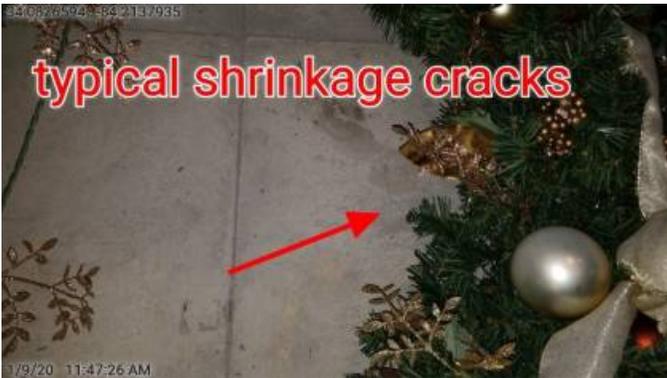
Viewing was restricted by wall coverings.

Limited visibility due to storage in the basement.



4.2 Foundation Walls:     Foundation wall materials are poured concrete.

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.



4.3 Moisture:

- OK  MM  RR  IS

Staining was observed: Efflorescence and water staining can be seen penetrating one or more cracks or penetrations in the basement and / or crawlspace. Recommend addressing all water management issues around the foundation perimeter to help prevent further water penetration. Further evaluation and repairs may be necessary by a water proofing company. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall..



4.4 Beams/Underfloor:

- 

Underfloor support beams are wood.

The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.

The floor joist system is constructed of: Engineered I joists.



4.5 Floor:

OK  MM  RR  IS

The flooring was constructed of Concrete.

Normal shrinkage cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks. Monitor condition.



**Crawlspace:**

4.6 Access:

Limited access due to height of crawl space.

4.7 Foundation Walls:

Foundation wall materials are poured concrete.



4.8 Moisture:

OK MM RR IS

Mold like growth was noted on the wood framing below the floor and or on the walls in the basement / crawlspace area. This can affect air quality in the home and is normally a result of high moisture levels in the basement / crawlspace. Recommend a mold remediation company treat all affected framing and surfaces.



4.9 Beams/Underfloor:

The floor joist system is constructed of: Solid wood floor joists.

**Insulation & Vapor Retarders:**

4.10 In Unfinished Areas:

No under floor insulation exists. Under floor insulation is recommend to help improve the homes efficiencies.



## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**The presence of Pests and Termites in the attic space are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.**

**Roof:**

- 5.1 Style: Gable, Hip.
- 5.2 Roof Access: Drone Access.
- 5.3 Roof Covering: OK MM RR IS  
    Composition shingles, Architectural heavy duty design.

The typical life span of a heavy duty architectural tab shingle is 30 or more years.







5.4 Roof Covering Condition:

- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| OK                       | MM                       | RR                                  | IS                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles.

Although the roof shingle is a 30 year shingle, the hip and ridge shingles are only 20 year shingles. As a result, these shingles are beyond their design life and showing significant granular loss, tears, and holes in the ends of the ridges. Recommend a licensed roofing contractor replace the hip and ridge shingles to help prevent leaks and further damage.

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles and replacing damaged and leaking plumbing boots. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.





**Flashings:**

5.5

OK MM RR IS

The flashing on the roof is made of Metal.

There are exposed nail heads on the top nailed shingles and flashing. Recommend caulking / sealing all exposed nail heads on the roof surface.

The plumbing boots are cracked or deteriorated around the plumbing vents. This is a common cause for roof leaks. Recommend replacing the vent boots.

Rusty flashing is noted. Recommend treating the rusted flashing with an anti corrosion paint to help prevent further rusting and leakage.

Rust and leaks noted on the direct vent stack on the right side above the master bedroom fireplace. Recommend sealing the flashing and corrosion proofing the flue.

There is at least one satellite dish installed on the roof. Bolting the satellite dish to the roof creates a condition conducive to leaks. Regular maintenance will be required to help ensure the attachment point remains water tight. Monitor condition.



5.6



**Valleys:**

5.7

OK  MM  RR  IS

The dead Valley located above the garage or other areas of the roof will be prone to the accumulation of leaves and debris. These areas are also prone to leaks due to the debris buildup. Recommend regular general maintenance going forward in this area to help prevent water back up under the shingles. Monitor closely.



5.8



**Eaves - Soffits - Fascias:**

5.9 Type & Condition:

OK MM RR IS

Soffits and overhang materials are wood.

**Gutters & Downspouts:**

5.10 Type & Condition:

Leaves and debris are built up in the gutter causing the gutters to overflow. Recommend cleaning the gutters on a regular basis. Leaves and Debris in the gutters may conceal rust in the bottom of the gutters.

Gutter is sloped improperly and holding water at one or more elevations around the home. Recommend a licensed gutter contractor re-align the affected gutters to promote water flow to the downspouts and prevent the water over running the gutter system.

There are one or more gutter pins loose around the perimeter of the gutters on the home. This may lead to misaligned gutter and gutter damage. Recommend securing all gutter pins to help ensure a proper slope on the gutters.

Based on the general condition of the gutters at the time of inspection we recommend a qualified gutter contractor perform a routine gutter maintenance on the gutter system. This should include clearing the gutters of debris, properly aligning and securing gutters for correct water flow, sealing all gutters seams, and extending all gutters downspouts where necessary.

Subsurface drains noted, but Not Tested. Blockage by leaves, debris, and roots are common in buried drains. Blockage below ground cannot be visually identified. Recommend having all gutters cleaned on a regular basis including servicing the buried drains to ensure proper water flow away from the foundation. Buried drains are not part of this inspection.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

5.11 Access: OK MM RR IS

5.12 Structure Description: A rafter system is installed in the attic cavity to support the roof decking.

SHEATHING- The roof decking material is oriented strand board sheathing.

The builder did not install ply clips during installation, which may result in sagging at the joints of the sheathing.



5.13 Structure Condition:

5.14 Wild Life:

There are signs of current or previous squirrels / rodents / pests living in the attic. Recommend employing the services of a pest management service to rid the attic of animals.



5.15 Moisture:  OK  MM  RR  IS



5.16 Insulation:     The insulation in the attic is comprised of Blown in fiberglass..



5.17 Depth & R-factor:     15 inches, R-38.

5.18 Bath Vents:

**Roof Ventilation Provisions:**

5.19     The ventilation on the roof was comprised of power vents.

The power vent is thermostat controlled. Too cold at time of

**Report:** 2225-blackheath-trce home inspection **Address:** 2225 Blackheath Trce

inspection to engage the fan. Not tested for operation.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

	OK	MM	RR	IS	
6.1 Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground 120 / 240 Circuit breakers Appears serviceable



6.2 Grounding Equipment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounding provided by ground rod in the ground.
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**Electrical Distribution Panels:**

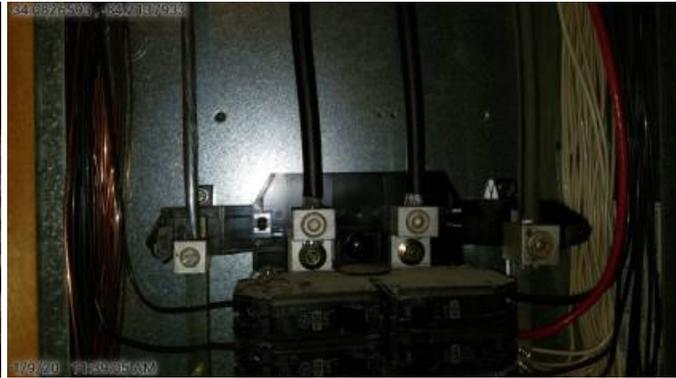
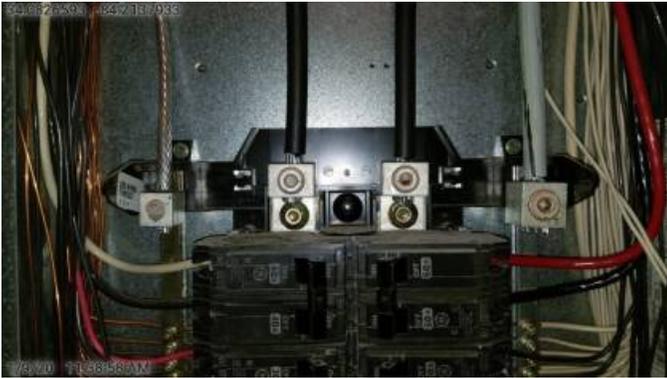
6.3 Main Panel Location:  OK  MM  RR  IS Basement



6.4 Main Circuit Rating And Service Disconnect:     Main Circuit Sizing: 300 amps. (2 x 150 amps).

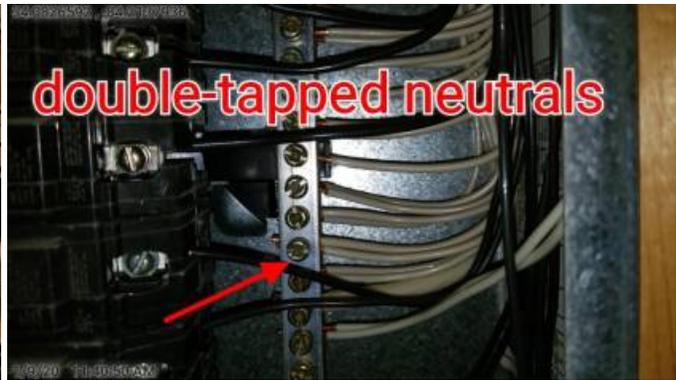


6.5 Entrance Cable Size:     2/0 Aluminum  
Anti-oxidant paste has been applied.



6.6 Main Panel Observations: OK  MM  RR  IS

More than one neutral wire in the panel has been connected to a single termination screw where only one wire should be connected. Recommend a licensed electrician install each neutral wire on a dedicated terminal screw. **Please reference NEC 408.41**



**Conductors:**

6.7 Entrance Cables:     Aluminum- OK.  
 6.8 Branch Wiring:     Copper

**Switches & Fixtures:**

6.9 Kitchen Interiors:      
 6.10 Jack & Jill Bath:      
 6.11 1/2 Bath:      
 6.12 Guest Bath:      
 6.13 Guest Bath: First Floor      
 6.14 Dining Room:

The three way switch in this room is not functional. You should be able to turn the light on and off at either switch. Recommend a licensed electrician re-wire the circuit to operate properly.



**Electrical Outlets:**

	OK	MM	RR	IS	
6.15 General:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The outlets for the bathrooms on the right side of the home including the master bathroom were tripped during normal testing. The reset could not be located in the home. The likely location would be somewhere in the basement behind the storage. Inquire with the current homeowners as to the location of the reset.
6.16 Exterior Walls:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The GFCI outlet is not operational on the back of the home below the deck. This is a condition where there is power to the outlet but the outlet does not trip when tested or over loaded. Recommend a licensed electrician replace the affected outlet(s).

There is one or more outlet cover which is damaged. Recommend replacing the affected exterior outlet covers to protect the electrical outlet from the elements.



6.17 Kitchen Interiors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.18 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.19 Jack & Jill Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.20 1/2 Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.21 Guest Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.22 Guest Bath: First Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.23 Basement Bath:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GFCI was not operational. Recommend a licensed electrician re-wire or replace the affected outlets.



**Exterior Lighting**

6.24 Exterior Walls:

OK MM RR IS

The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.



**Attic Wiring:**

6.25 Attic & Insulation:

Appears serviceable - Limited visibility due to insulation

Limited visibility due to insulation.

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**As of January 1st, 2020, R-22 refrigerant will have been phased out of production. This means repairing and maintaining an older R-22 system will be more costly as the R-22 refrigerant will become scarce and hard to come by. The only R-22 refrigerant available will be re-use / recycled refrigerant owned by HVAC companies. This should be taken into consideration when purchasing a home with an older air conditioning unit installed.**

**All HVAC systems build up a level of debris which may contain some level of mold like material in the air handler, evaporator coil cabinet, and / or ducts. This is not part of a standard home inspection. We recommend ALL HVAC systems be serviced and cleaned on a regular basis. Servicing may also include duct cleaning.**

### First Floor Heating Equipment:

#### *7.1 Type & Location:*

The furnace is a forced air system. The furnace is a mid efficiency type with an induction fan installed in the vent pipe to push the burnt flue gases up and out the flue.

The heating system is located in the Basement.



7.2 Fuel Source:  OK  MM  RR  IS The heat fuel source is natural gas.

7.3 Capacity / Approx. Age:  OK  MM  RR  IS Mid efficiency furnace, Brand: Trane brand  
 Manufacture Date- 1997.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The advanced age and / or condition of this unit is such that you will likely need to replace it in the near future.



7.4 General Operation & Cabinet:  OK  MM  RR  IS No condensate overflow pan is provided. The possibility of damage to building materials from condensation formation or leakage is present below the blower unit .

Furnace is an older unit that has a very limited service life.

The system lacks general maintenance. Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear / service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.



7.5 Burners / Heat Exchangers:  OK  MM  RR  IS Burner Flame(s) appear typical

The heat exchanger is part of a closed system. Visual inspection

of the heat exchanger would require the disassembly of the unit. This is beyond the scope of the visual inspection. Not visually inspected.



7.6 Pump / Blower Fan:                   OK   MM   RR   IS  
         

General condition appears serviceable

System lacks cleaning. Fan compartment is dirty. Recommend an HVAC technician service / clean the unit for improved efficiencies.



7.7 Combustion Air:                              
 7.8 Flues, Vents, Plenum:                      
 7.9 Air Filters:                                

Filter size: 16 x 25 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

7.10 Normal Controls:                        

Thermostat is located in the hallway. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection.

The thermostat was set to Heat at the beginning of the inspection.

Heat was set to: 68 Degrees

General condition appears serviceable



**Second Floor Heating Equipment:**

7.11 Type & Location:

The furnace is a forced air system. The furnace is a mid efficiency type with an induction fan installed in the vent pipe to push the burnt flue gases up and out the flue.

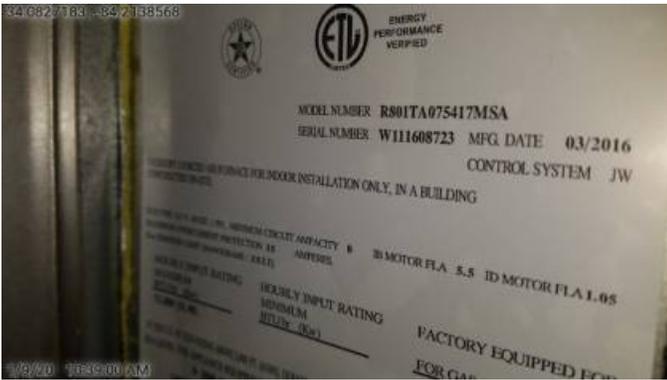
The heating system is located in the Attic.



7.12 Fuel Source:                      OK   MM   RR   IS  
            The heat fuel source is natural gas.

7.13 Capacity / Approx. Age:                    Mid efficiency furnace, Brand: Ruud brand  
 Manufacture Date- 2016.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years.



7.14 General Operation & Cabinet:  OK  MM  RR  IS Unit was operational at the time of inspection.

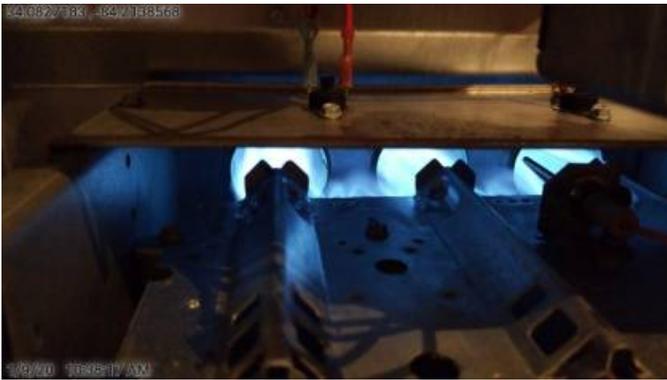
General condition appears serviceable

Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician.



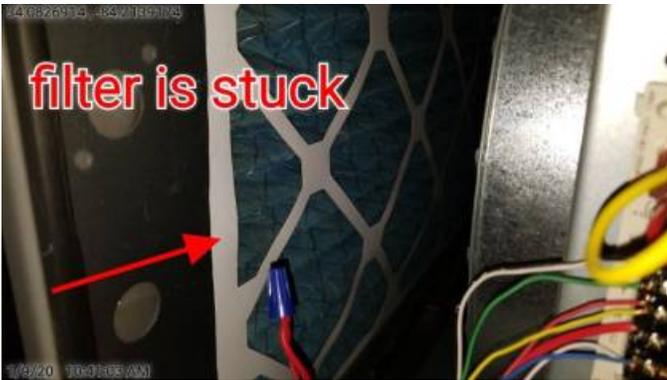
7.15 Burners / Heat Exchangers:     Burner Flame(s) appear typical

The heat exchanger is part of a closed system. Visual inspection of the heat exchanger would require the disassembly of the unit. This is beyond the scope of the visual inspection. Not visually inspected.



- |                            | OK                                  | MM                       | RR                                  | IS                       |                                       |
|----------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---------------------------------------|
| 7.16 Pump / Blower Fan:    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | General condition appears serviceable |
| 7.17 Combustion Air:       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                       |
| 7.18 Flues, Vents, Plenum: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The flue pipe is metal                |
| 7.19 Air Filters:          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Filter size: 16 x 25 x 1              |

The filter is stuck in the HVAC system. Recommend removing the stuck filter and replacing with the appropriate size. Adjustments to the filter cabinet may be necessary.



- |                       |                                     |                          |                          |                          |   |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 7.20 Normal Controls: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Thermostat is located in the master Bedroom. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection.</p> <p>The thermostat was set to Heat at the beginning of the inspection.</p> <p>Heat was set to: 67 Degrees</p> <p>General condition appears serviceable</p> |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|



**Basement Heating Equipment:**

7.21 Type & Location:

The heating system is a heat pump. Electric calrods of coils are installed for backup heat.

The heating system is located in the Basement.



7.22 Fuel Source:

OK	MM	RR	IS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

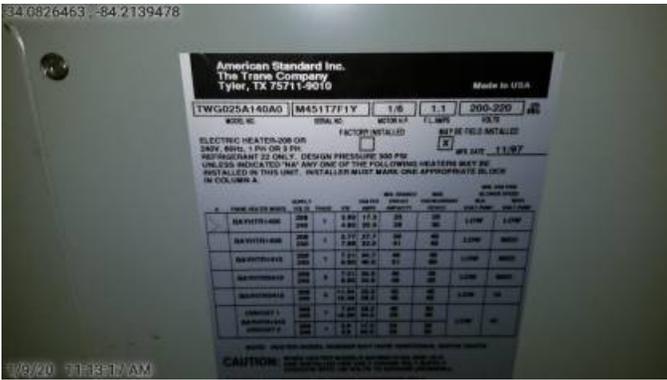
7.23 Capacity / Approx. Age:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Mid efficiency furnace, Brand: Trane brand

Manufacture Date- 1997.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The advanced age and / or condition of this unit is such that you will likely need to replace it in the near future.



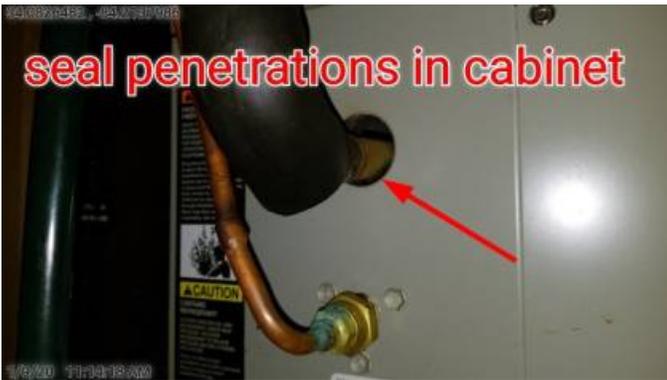
7.24 General Operation & Cabinet:  OK  MM  RR  IS

No condensate overflow pan is provided. The possibility of damage to building materials from condensation formation or leakage is present below the blower unit .

Recommend sealing around the penetrations in the cabinet to help prevent air leakage and improve the efficiency of the unit.

There is evidence of water dripping down through the basement air handler has the filter at the bottom of the system is water-stained. This would be a symptom of a condensation backup or problem with the evaporator coil. Recommend further evaluation and Repairs by a licensed HVAC technician.

Furnace is an older unit that has a very limited service life.



- |                            | OK                                  | MM                       | RR                                  | IS                       |                          |
|----------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 7.25 Pump / Blower Fan:    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                          |
| 7.26 Flues, Vents, Plenum: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                          |
| 7.27 Air Filters:          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Filter size: 16 x 20 x 1 |

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

- |                       |                                     |                          |                          |                          |  |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 7.28 Normal Controls: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The thermostat was set to Heat at the beginning of the inspection. |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

Heat was set to: 70 Degrees

General condition appears serviceable

Thermostat is located in the basement pool room and back right keeping room . There are multiple thermostats. The structure is divided into zones.



### Second Floor Air Conditioning:

- |                    |   |
|--------------------|---|
| 7.29 Primary Type: | Split Central System. 2nd floor air conditioning.   |
| 7.30 Fuel Source:  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 240 Volt, Electrical disconnect present. |





7.31 Capacity / Approx. Age: OK MM RR IS

3.5 Tons, Max Fuse: 40 amps, Brand, Ruud brand, Manufacture Date- 2015.

Typical life span of an electric AC compressor is approximately 15 years.



7.32 System Condition:

Unit is a more recently installed replacement.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The insulation on the refrigerant lines that runs through the attic space is damaged and or missing in sections. Recommend repairing all breaks in the line set insulation to prevent condensation from dripping onto the ceilings below.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.

It is suspected that the insulation on the refrigerant line is damaged inside the wall where it travels from the attic to the left side wall. This is evidenced by water staining on the wall in the back left first floor bedroom. Recommend further evaluation and repairs by a licensed HVAC technician.



7.33 Condensate Line: OK MM RR IS

The condensation from the attic unit is pumped to a penetration in the roof around the dryer vent. This is an improper installation as the flexible condensation line may be pinched underneath the flashing, preventing the water to discharge correctly. This may result in water backing up into the attic. Recommend a licensed HVAC technician properly route the condensation line to the exterior of the home in an appropriate manner.



**First Floor Air Conditioning:**

7.34 Primary Type: Split Central System. First floor air conditioning.

7.35 Fuel Source:     240 Volt, Electrical disconnect present.



7.36 Capacity / Approx. Age:     3.5 Tons, Max Fuse: 40 amps, Brand, Trane brand, Manufacture Date- 2011.

Typical life span of an electric AC compressor is approximately 15 years.



7.37 System Condition:                   OK   MM   RR   IS  
         

Unit is a more recently installed replacement.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.



7.38 Condensate Line:                            

**Basement Air Conditioning:**

7.39 Primary Type:                   Split Central - Heat pump.

7.40 Fuel Source:                             240 Volt, Electrical disconnect present.



7.41 Capacity / Approx. Age: OK MM RR IS

2.0 Tons, Max Fuse: 25 amps, Brand, Trane brand, Manufacture Date- 1998.

Typical life span of an electric AC compressor is approximately 15 years. This unit is beyond its intended design life. Budget for replacement in the near future.



7.42 System Condition:

Unit is the one originally installed when the house was built.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

Ambient temperatures were below 60 degrees at the time of the inspection. Operation of the AC unit in these temperatures could result in damage to the motor. Not tested for operation at the time of the inspection.

The compressor was tested in the heating mode at the time of the inspection. The heat pump was operational.



7.43 Condensate Line:

OK MM RR IS

**Auxiliary Equipment:**

7.44 Central Vacuum

The motor(s) for the central vacuum system are located in the basement.

General condition appears serviceable. The vacuum responded to the on / off switch on the motor. Efficiencies and suction of the system were not tested and are beyond the scope of the inspection.



**Fireplaces / Solid Fuel Heating:**

7.45 Family Room:

The fireplace is a factory made prefabricated metal installation.

Fuel Type: The fireplace is designed to burn wood but has a gas log set installed.



7.46 Keeping Room:                   OK   MM   RR   IS  
            The fireplace is a factory made prefabricated metal installation.  
 Fuel Type: The fireplace is designed to burn wood but has a gas log set installed.



7.47 Master Bedroom:                           The fireplace is a factory made prefabricated metal installation.  
 Fuel Type: Gas - The fireplace is designed to use gas fuel only and the gas is vented through a direct vent.  
 Water staining was noted at the top of the firebox around the flue. This may be an indication of water leakage around the flue and chimney cap. Recommend a licensed chimney specialist further evaluate and make any repairs necessary to the chimney cap to help prevent future water penetration.  
 The tilt up door to the starter is difficult to operate between the two stone sides of the fireplace. Minor modifications may be necessary for proper operation.



## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. It is recommended that the homeowner have a sewer drain scope inspection conducted prior to closing to ensure there is no hidden blockage on the drain lines. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**Main Line:**

- |               |                                     |                          |                          |                          |   |
|---------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
|               | OK                                  | MM                       | RR                       | IS                       |   |
| 8.1 Shut Off: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water meter is located in the front yard.     |
|               |                                     |                          |                          |                          | Main shutoff valve is located in the basement |



- |               |                          |                          |                          |                          |  |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 8.2 Material: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plastic, The point where the water service line enters the home is not visible. The material and condition of the buried service line was not identified or evaluated. |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|--|



8.3 Pressure Regulator:      OK   MM   RR   IS  
        

There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.

Water pressure was over 80 pounds per square inch and is considered excessive. Recommend adjusting the pressure on the system to below the 80 pound maximum. This may require the adjustment of the pressure regulator or replacement of a defective pressure regulator.



8.4 Pressure Relief              

There is an expansion tank correctly installed on the plumbing system.

**Supply Lines:**

8.5 Material:              

Supply lines are copper.

8.6 Condition:              

**Waste Lines:**

8.7 Material & Condition:              

Plastic - ABS - Lines are not fully visible.

There is a damaged Studor valve to the left of the basement sink. Recommend a licensed plumbing contractor replace the damaged valve.



8.8 Laundry:  OK  MM  RR  IS The drain line and trap was not visible due to the interior wall finish.

**Hose Bibs / Hookups:**

8.9 General:     There is at least one hose bib missing the vacuum break (backflow device).  
There are gaps noted around one or more of the water faucets around the exterior of the home. Recommend securing and sealing the faucet to the wall to prevent water penetration behind the siding system.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating outside of the home at a safe location. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater: 1**

8.11 Capacity:     There is a traditional tank water heater installed. Tank Capacity, 50 Gallons, Manufactured by: AO Smith  
Manufactured In: 2017

The average life span of a tank water heater is 15 years.



8.12 Condition:

OK MM RR IS

Unit is located in the basement.

Appears serviceable. Recommend servicing and regular maintenance of the water heater at regular intervals to ensure proper operation of the unit going forward.

The water heater is missing the overflow pan below the unit. Recommend installing an overflow pan in case of a leak on the water heater or other plumbing emergency.



- |                         | OK                                  | MM                       | RR                       | IS                       |   |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 8.13 Water Heater Flue: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| 8.14 Tpr                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pressure relief valve noted, not tested |

**Fuel System:**

- |                    |                                     |                          |                          |                          |   |
|--------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 8.15 Meter / Tank: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Meter is located at the exterior of the home, at the side of the house. |
|--------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|



**Septic System:**

- |                        |                          |                          |                          |                          |  |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 8.16 System Condition: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Septic Tanks are not Inspected by a home inspector. Private waste systems are not included in this inspection. The only accurate way to inspect the septic tank is to dig up the access port and line entry and exit points. If the home has a septic tank we recommend a licensed septic tank company inspect the septic tank for general condition before closing. |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|

See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Water Purifier:**

- |                         |                                     |                          |                          |                          |  |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 8.17 Sink & Appliances: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The water purifier was not leaking but could not be assessed for its effectiveness. Filters must be changed and general maintenance performed on a regular basis for proper up keep of the water purifier. |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|



**Hose Bibs / Hookups/Sink Faucets:**

8.18 Laundry: OK MM RR IS

Plumbing supply faucets appear serviceable

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

Previous leak noted. Monitor condition.



**Laundry Sink:**

8.19 Laundry:



## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Sink & Appliances:

9.1 Kitchen Sink: OK MM RR IS  
    Stainless Steel

General condition appears serviceable.



9.2 Kitchen Sink: Kitchen Island OK MM RR IS  
    Stainless Steel



9.3 Kitchen Sink Fixture & Lines: OK MM RR IS  
    The kitchen faucet is damaged and leaking around the sprayer head. Recommend a licensed plumbing contractor replace the fixture.



9.4 Kitchen Sink Fixture & Lines: *Kitchen Island*

OK  MM  RR  IS

There is a small leak at the faucet spout. Recommended Repairs by a licensed plumbing contractor.



9.5 Kitchen Sink Drain:



9.6 Kitchen Sink Drain: *Kitchen Island*

General condition appears serviceable.



9.7 Kitchen Sink Cabinet /  
Countertop:

OK  MM  RR  IS

Water damage was noted to the cabinet floor below the sink. This is from a previous or ongoing water leak below the sink.



9.8 Garbage Disposal:

General condition appears serviceable.



9.9 Range / Cooktop / Oven

Gas, with electric ignition.



9.10 Ventilation:

OK MM RR IS

Downdraft type ventilation



9.11 Refrigerator:

The refrigerator temperature was: 42  
The freezer temperature was: 04



9.12 Refrigerator: Basement Level  OK  MM  RR  IS The refrigerator temperature was: 44  
The freezer temperature was: 00



9.13 Dishwasher:     General condition appears serviceable.



9.14 Dishwasher: Basement Level     General condition appears serviceable.



9.15 Microwave:  OK  MM  RR  IS General condition appears serviceable



9.16 Counters & Cabinets:     Counters are granite with serviceable appearance.

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

	OK	MM	RR	IS	
10.1 Basement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The sink or pedestal is not secured to the wall and / or floor. Recommend properly securing the sink to minimize movement which may lead to leaks in the future.



10.2 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
-------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--





10.3 Jack & Jill Bath:

OK MM RR IS

The stopper is missing in the sink. Recommend the stopper and all hardware be replaced for proper operation of the sink.



10.4 1/2 Bath:



10.5 Guest Bath:

OK  MM  RR  IS

Recommend cleaning / clearing the faucet aerator for improved stream of water.



10.6 Guest Bath: First Floor



10.7 Basement Bath:                   OK   MM   RR   IS  
         



**Toilet:**

10.8 Master Bath:                              
 10.9 Jack & Jill Bath:                      
 10.10 Guest Bath:                            
 10.11 Guest Bath: First Floor              
 10.12 Basement Bath:                      
 10.13 Basement Bath: Utility Room            

Water was off to the toilet installed in the utility room. Not tested for operation or drains.



**Tub/Shower Fixtures:**

10.14 Master Bath:

OK MM RR IS

Low water volume is noted when two fixtures are operated simultaneously.



10.15 Jack & Jill Bath:

The diverter valve does not properly divert all the water to the shower head. Recommend a licensed plumber evaluate and make necessary repairs.

The stopper in the tub has been disconnected. Recommend re-installing the stopper for proper operation.



10.16 Guest Bath:

OK  MM  RR  IS

Missing the tub stopper. Recommend replacing the stopper with the properly sized tub stopper for proper operation.



10.17 Guest Bath: First Floor

The shower head is leaking where the shower head screws onto the plumbing pipe. Recommend re-taping the threads to prevent further leaking.



10.18 Basement Bath:

**Tub/Shower And Walls:**

10.19 Master Bath:

Tile

Missing sections of grout noted in the shower and / or bath surround. Recommend re-grouting to help prevent water penetration behind the shower surround.

Repairs were noted to the shower pan tile around the drain. Caulking is only a temporary repair and does not provide for a permanent solution. Recommend inquiring with the current homeowners as to the nature of the repairs and any previous leaks as a result of the shower pan condition prior to repairs.



10.20 Jack & Jill Bath:

OK  MM  RR  IS  Tile

10.21 Guest Bath:

OK  MM  RR  IS  Tile

10.22 Guest Bath: First Floor

OK  MM  RR  IS  The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.



10.23 Basement Bath:

OK  MM  RR  IS  Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

The caulk / grout around the top perimeter of the shower pan is deteriorated and could lead to water leaks. Recommend caulking the perimeter of the shower pan to prevent future leaks.



**Bath Ventilation:**

	OK	MM	RR	IS
10.24 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.25 Jack & Jill Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.26 1/2 Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.27 Guest Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.28 Guest Bath: First Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.29 Basement Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Wet Bar:**

10.30 Bonus Room: Pool Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The sink and drains were operational at the time of the inspection.
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## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**General Door Comments:**

11.1 Overall Door Condition:      OK   MM   RR   IS  
        

One or more exterior door(s) are double keyed meaning the dead bolt requires a key to unlock the door from inside the home. This is considered a safety hazard in the event of a fire when ease of exit is essential. Recommend installing lockable thumb turn dead bolts as a fire safety measure.

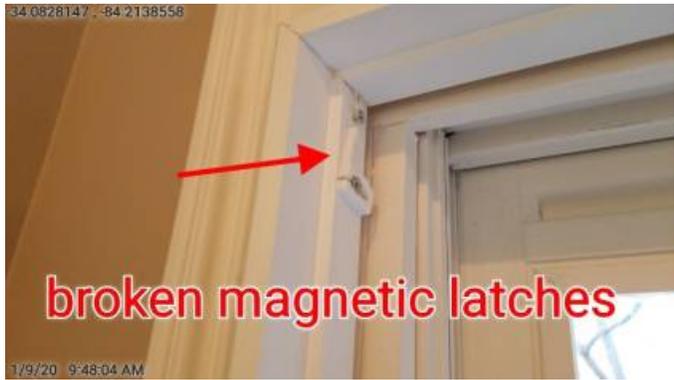


**General Window Comments:**

11.2 Overall General Type & Condition:              

One or more of the plastic magnetic latches for the blinds is broken. Recommend replacing the magnetic latching Hardware.

Many of the decorative grids in the windows are loose or missing throughout the house.



**Stairs & Handrails:**

11.3 Condition:

OK MM RR IS

**Smoke / Fire Detector:**

11.4 General:

All required smoke detectors were present at the time of the inspection and noted. Due to lack of accessibility the smoke detectors were not tested for operation.

Recommendation: Consider updating all smoke detectors which are older than 10 years old. The typical life span of a smoke detector is 10 years. Failure may occur when a smoke detector is beyond it's design life.

**Floors:**

11.5 Kitchen Interiors:

Floorboards are separating where there appears to have been some repairs to the floor in the area around the interior door. Recommended inquiring with the current homeowners as to any previous repairs.



11.6 Family Room:

The flooring directly inside of the exterior door is weathered or water damaged from what appears to be water penetration below the door. Recommend sealing the door from the exterior to help prevent further water penetration and repairs if necessary to the flooring and framing in the area.

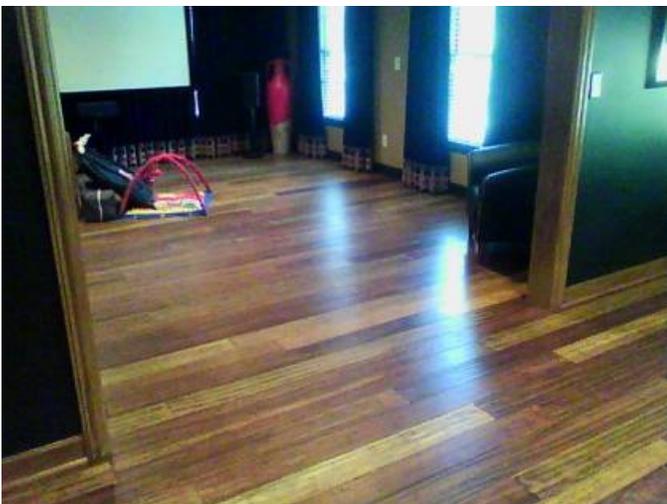


11.7 Bonus Room: Pool Room

OK  MM  RR  IS

There was a leak reported in the discloser statement in this room. The floors appear to be dry at the time of the inspection. Recommend addressing the water management at the gutters along the back of the home and the flashing at the back of the deck to help prevent future water penetration.

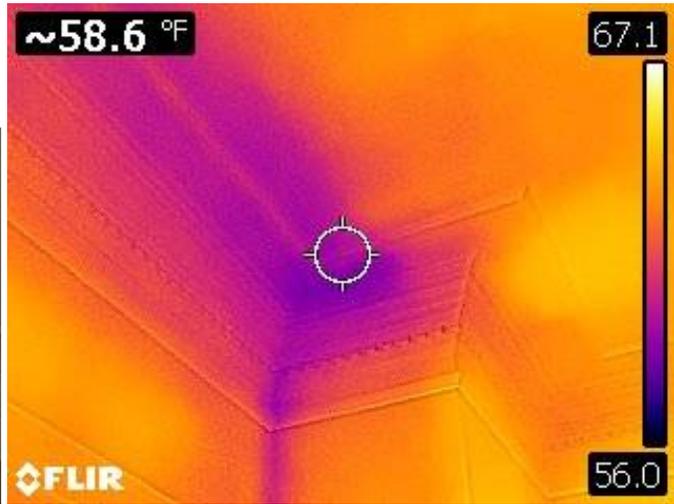




**Ceilings:**

11.8 Dining Room:                       OK    MM    RR    IS

Repairs noted to the ceiling in this room. It appears there was a previous roof leak where the metal roof over the dining room windows separated from the exterior wall. Repairs were noted. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.



**Windows:**

11.9 Family Room:                              

Water entry was noted around the lower portion of the window as evidenced by water staining or active standing water. Recommend sealing the window from the exterior to help prevent any further water penetration and monitor condition.



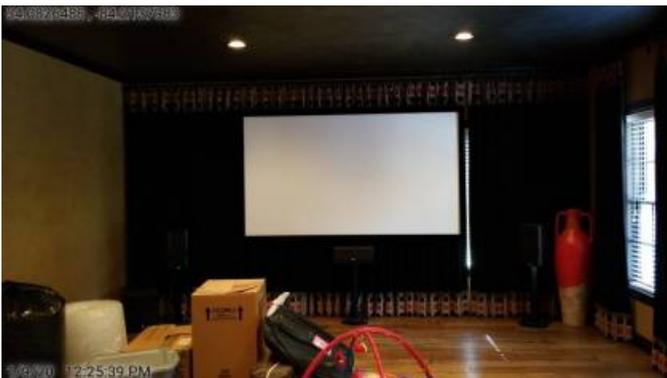
11.10 Keeping Room:      OK   MM   RR   IS  
        

There was damage noted to the window sill. Recommend repairs or replacement to the affected sections of the sill.



11.11 Theater Room              

Windows not accessible due to movie screen.



**Walls:**

11.12 First Floor Bedroom:              

Water stains were noted on the exterior wall of the room. The location would indicate a break on the insulation on the refrigerant line running from the attic to the outdoor air conditioner.

Recommend repairs to the insulation to help prevent further water staining or damage.



11.13 Garage Walls, Floors, & Ceilings:

OK MM RR IS

Limited visibility due to storage along the walls.





## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

13.1 The house has a three car garage that is attached.

**Garage Door:**

13.2 *Material - Condition:*      OK   MM   RR   IS  
            Doors are constructed of metal

Water damage noted around the base of one or more of the garage door jambs. Recommend repairs or replacement to the affected material.



13.3 *Automatic Opener:*                  The automatic door opener was operational at the time of the inspection.

The auto reverse was not operational or missing the electric reverse sensors on the right side garage door directly adjacent to the interior of the home. Note: All overhead doors should have fully operational auto-reverse function as a safety precaution.



13.4 Service Doors:

OK	MM	RR	IS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Garage Walls, Floors, & Ceilings:**

13.5 Slab Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Typical cracks noted. Shrinkage cracks in all concrete is to be considered typical.

Floor is not fully visible due to a covering or stored items in the garage.

