



Above Grade Inspections

ABOVE GRADE INSPECTIONS

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RESIDENTIAL REPORT

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SUMMARY



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1: INSPECTION DETAILS

Information

Occupancy

Occupied, Furnished

Number Of Buildings Inspected

1

Type Of Building(s)

Town Home

Temperature (approximate)

70 Fahrenheit (F)

Weather Conditions

Clear

Limitations

General

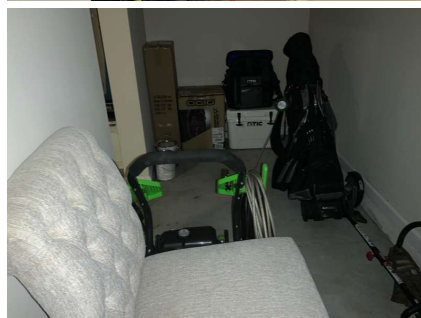
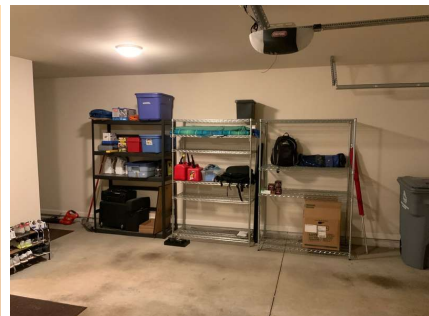
FURNITURE AND STORED ITEMS

Due to the presence of furnishings, stored items or debris, one or more areas of the home were not readily accessible or were obscured from view. This includes but is not limited to: walls, floors, ceilings, equipment, appliances and other components of the home such as wiring or plumbing. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.









General
CONDO OR MULTI RESIDENCE STRUCTURE

The residential dwelling unit appeared to be part of a complex or multi residence structure that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

2: DRIVEWAYS, SIDEWALKS AND GROUNDS

Information

Vegetation/Flora: Status

Requires maintenance

Driveway: Status

Serviceable

Driveway: Material

Concrete

Walkways And Patios: Status

Serviceable

Walkways And Patios: Material

Concrete

Decks And Porches: Status

Serviceable, Repair or replace,
Evaluate

Decks And Porches: Material

Wood

Stairs, Guardrails And Handrails: Status

Serviceable, Repair or replace,
Evaluate

Stairs, Guardrails And Handrails: Stair Material

Masonry, Wood

Gradient

Minor Slope

The selected gradient types or site profiles were located on the property and/or within close proximity to inspected structures.

Observations

2.1.1 Vegetation/Flora

VEGETATION (AROUND UTILITIES)

Vegetation was overgrown around equipment for one or more utilities such as gas or electric meters. Vegetation should be pruned or removed as necessary to allow unobstructed access.

Recommendation

Contact a qualified professional.



2.4.1 Decks And Porches

SOIL CONTACT WITH DECK OR SUPPORTS

Soil was in contact with wooden decking or their support posts at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed from wooden structures.

Recommendation

Contact a qualified professional.



2.5.1 Stairs, Guardrails And Handrails

HANDRAILS AND GUARDRAILS LOOSE, MISSING OR DETERIORATED

One or more sections of handrails/guardrails were loose and or wobbly. Recommended further evaluation and or repair by a qualified professional.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Siding And Trim: Status

Serviceable, Repair Or Replace, Evaluate

Siding And Trim: Inspection Method

From Ground, With Magnification, From Windows

Siding And Trim: Siding Material

Brick, Fiber Cement, Wood

Exterior Doors: Status

Serviceable, Repair Or Replace, Evaluate

Exterior Doors: Number Of Exterior Doors

3 Doors

Exterior Doors: Door Type/Materiel

Metal, Glass, Wood

Eaves, Soffits & Fascia: Status

Serviceable

Eaves, Soffits & Fascia: Inspection Method

From ground, With magnification

Observations

3.1.1 Siding And Trim

DAMAGE - MINOR

Siding and/or trim was damaged, deteriorated, and/or substandard in one or more places. Recommend further evaluation and repair or replacement as necessary.

Recommendation

Contact a qualified siding specialist.



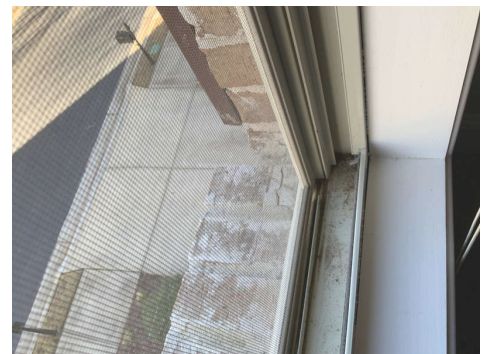
3.1.2 Siding And Trim

BRICK, STONE OR MASONRY (MINOR CRACKS AND/OR DAMAGE)

The brick siding showed signs of minor deterioration and/or damage at one or more locations. Water can penetrate cracks and/or gaps in the brick and/or mortar. Recommend further evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



3.2.1 Exterior Doors

DOOR FRAME DAMAGED

One or more exterior door frames were damaged, rotten, and/or had substandard repairs. Recommend repair and/or replacement by a qualified person.

Recommendation

Contact a qualified professional.



Back Door



Back Door

4: ATTIC

Information

General: Access Method

Pulldown Stairs

General: Inspection Method

Partially Traversed

Attic Insulation: Status

Serviceable

Attic Insulation: Insulation Type

Fiberglass, Loose

Attic Insulation: R-value

30

Vapor Retarders: Status

None Visible

Ventilation: Status

Serviceable

Ventilation: Ventilation Type

Gable Vents, Open Soffits, Box

Ceiling Structure: Status

Serviceable

Ceiling Structure: Material

Trusses

Roof Structure: Status

Serviceable

Roof Structure: Roofing Material/Sheathing

OSB

Roof Structure: Type

Gable

Roof Structure: Roof/Attic Structure

Trusses

Limitations

Attic Insulation

OBSCURED

The attic insulation was not visible in one or more locations. This limited the evaluation. R-value could not be determined.

5: ELECTRICAL

Information

Status

Serviceable

Electric Meter Location

Rear, Exterior Wall

Service Entrance And Panels:

Main Service Disconnect

Location

Exterior panel/meter

**Service Entrance And Panels:
Electrical Service Conductors**

Below Ground, 120/240

**Service Entrance And Panels:
Panel Type**

Circuit Breaker

**Service Entrance And Panels:
Panel Capacity**

200 AMP



**Service Entrance And Panels:
Panel Locations**

Garage

Branch Wiring: Status

Serviceable

Branch Wiring: Branch Wiring

Copper



GFCI & AFCI: Status

Serviceable

**Bulbs, Lighting And Fixtures:
Status**

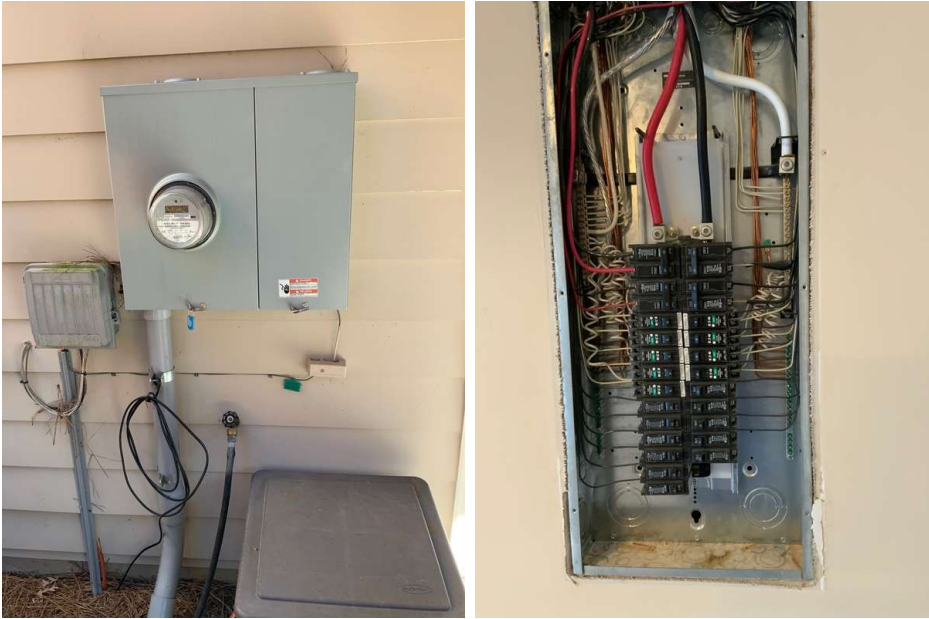
Serviceable, Repair Or Replace,
Evaluate

**Receptacles And Switches:
Status**

Serviceable, Repair Or Replace,
Evaluate

Service Entrance And Panels: Status

Serviceable

**Limitations**

Smoke And Carbon Monoxide Detectors

SMOKE AND CARBON MONOXIDE DETECTORS

The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

Observations

5.5.1 Bulbs, Lighting And Fixtures

LIGHT FIXTURE OR BULB INOPERABLE

One or more light fixtures and/or bulbs were inoperable and/or broken. Recommend replacement of bulbs by a qualified person. If this does not correct the issue, recommend repair or replacement of fixtures by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Utility Coset Garage

5.6.1 Receptacles And Switches

LOOSE

One or more receptacles and/or switches were loose or not securely installed. This is a safety/fire hazard. Recommend further evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Dining Room

5.6.2 Receptacles And Switches

SWITCHES MALFUNCTIONING

LIVING ROOM TO STAIRS

One or more switches were wired incorrectly and/or malfunctioning causing lights to flicker on and off, or interfering with other electrical components. Recommend licensed electrician evaluate, repair, and/or replaces necessary.

Recommendation

Contact a qualified electrical contractor.



6: PLUMBING

Information

Water Source

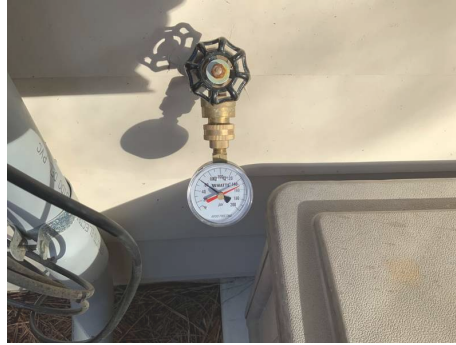
Public

Water Pressure

60 PSI

Main Water Shut-Off Device (Location)

Garage, Closet



Fuel Type

Natural Gas

Main Fuel Shut-Off (Location)

Meter

Water Distribution And Supply System: Status

Serviceable



Water Distribution And Supply System: Material - Water Supply

CPVC, Copper

Water Distribution And Supply System: Filters

None or not located

Drain, Waste & Vent Systems: Status

Serviceable

Drain, Waste & Vent Systems: Material

Plastic

Drain, Waste & Vent Systems: Drain And Waste Elimination Type

Public System

Fuel Storage & Distribution Systems: Status

Serviceable, Repair or replace, Evaluate

Fuel Storage & Distribution Systems: Gas Supply Lines

Steel/Iron

Observations

6.3.1 Fuel Storage & Distribution Systems

GAS LINES/PIPES (RUST OR CORROSION)

Rust, pitting or significant amounts of corrosion were located on one or more areas of the fuel distribution system such as piping, valves or joints. This may result in a gas leak and is a significant safety hazard. This can be mitigated by cleaning affected areas, removing rust and covering with a protective paint or coating. In more severe cases, replacement may be necessary. Recommend further evaluation, repair and/or replacement by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7: WATER HEATER

Information

Water Heater: Status

Serviceable, Repair or replace,
Near Lifespan, Evaluate

Water Heater: Location

Garage, Utility Room

Water Heater: Type

Tank

Water Heater: Power Source

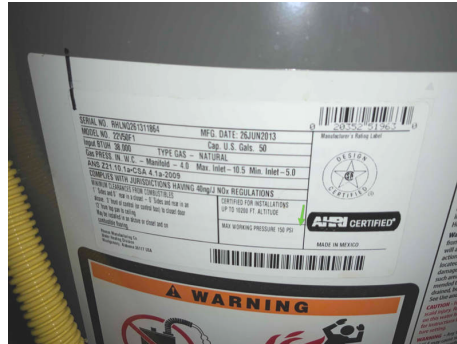
Natural Gas

Water Heater: Capacity

50 Gallons

Water Heater: Manufacturer

Rheem

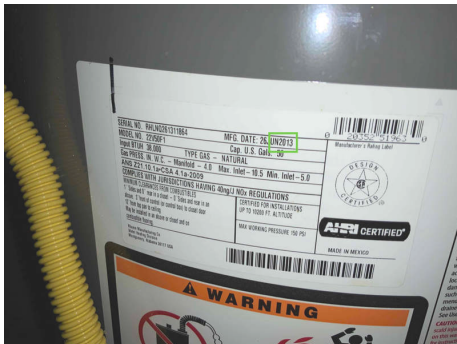


Water Heater: Estimated Age

6 Years

Water Heater: TPR Valve Installed

Yes



Observations

7.1.1 Water Heater

NEAR, AT OR BEYOND LIFESPAN

The estimated useful life for most water heaters is 8-12 years. This water heater appeared near its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Recommendation

Contact a qualified professional.

8: AIR CONDITIONING

Information

Cooling Equipment: Status

Serviceable, Repair Or Replace, Evaluate

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Rear Exterior

Cooling Equipment: Brand

Lennox

Distribution System: Status

Serviceable

Distribution System: Configuration

Central

Ceiling and Attic Fans: Status

Serviceable, Repair Or Replace, Evaluate

Ceiling and Attic Fans: Fan types

Ceiling

Thermostat : Status

Serviceable

Cooling Equipment: Age

6



Observations

8.3.1 Ceiling and Attic Fans

INOPERABLE CEILING FAN

One or more ceiling fans appeared to be inoperable, or the inspector was unable to find normal controls with which to operate the fan(s). Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.

Recommendation

Contact a qualified professional.



Living Room

9: HEATING

Information

Heating Equipment: Status

Serviceable, Repair Or Replace,
Evaluate

Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Heat Type

Forced Air, Furnace

Heating Equipment: Location

Attic

Heating Equipment: Brand

Lennox

Heating Equipment: Filter Type

Disposable

Distribution Systems: Status

Serviceable

Distribution Systems: Ductwork

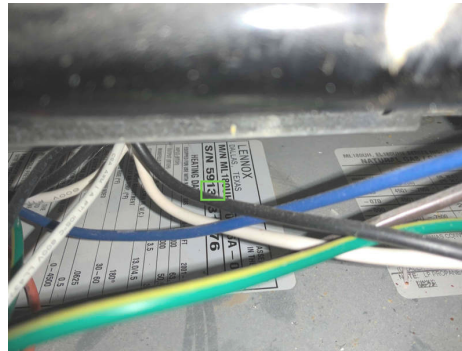
Insulated

Vents, Flues & Chimneys: Status

Serviceable, Repair Or Replace,
Evaluate

Heating Equipment: Age

6 Years



Observations

9.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

Recommend that home buyers replace the HVAC filters upon taking occupancy. Regardless of the type, recommend checking filters quarterly in the future and replacing them as needed. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured, and on environmental factors (typically only good for three months).



9.1.2 Heating Equipment

NEEDS SERVICING/CLEANING

The furnace didn't appear to have been serviced within the past year. Recommend a qualified HVAC contractor clean, service and certify furnace. Furnace should be cleaned and serviced annually in the future.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified heating and cooling contractor





9.3.1 Vents, Flues & Chimneys

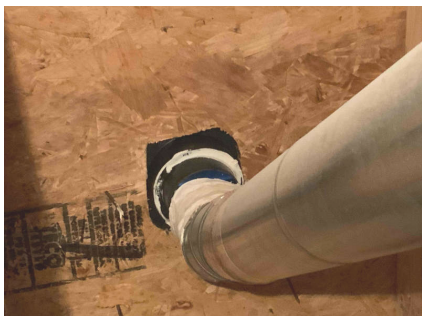
VENTS OR FLUES DAMAGED



One or more vents or flues were damaged, deteriorated and/or loose. This could be a safety hazard if it is used for venting CO gas out of the home. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



Attic



Attic

10: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

**Fireplaces, Stoves & Inserts:
Status**

Serviceable, Repair Or Replace,
Evaluate

**Fireplaces, Stoves & Inserts:
Type**

Metal Prefab/Insert

**Fireplaces, Stoves & Inserts: Fuel
Type**

Natural Gas

Observations

10.1.1 Fireplaces, Stoves & Inserts

FOGGY GLASS

The gas fire place glass cover showed signs of deterioration and was foggy. This happens as the burning of natural gas produces acidic moisture that damages the glass over time. Recommend further evaluation and repair or replacement as necessary.

Recommendation

Contact a qualified fireplace contractor.



11: KITCHEN

Information

Cabinetry, Doors And Drawers: Status Serviceable	Counters: Status Serviceable	Sink: Status Serviceable
Under Sink Food Disposal: Status Serviceable	Refrigerator: Status Serviceable	Refrigerator: Brand Whirlpool
Dishwasher: Status Serviceable	Dishwasher: Brand Whirlpool	Microwave: Status Serviceable
Microwave: Brand Whirlpool	Range, Cooktop Or Oven: Status Serviceable	Range, Cooktop Or Oven: Brand Frigidaire, Whirlpool
Range, Cooktop Or Oven: Energy Source Gas Stove Top, Electric Oven	Exhaust Hood Or Downdraft: Status Serviceable, Repair or replace, Evaluate	Exhaust Hood Or Downdraft: Exhaust Type Re-circulate, Microwave

Observations

11.9.1 Exhaust Hood Or Downdraft

NOT DUCTED/FAN RECIRCULATES

The exhaust hood or down draft was not part of a ducted system and recirculates back into the kitchen. This may fail to provide proper ventilation. Recommend Installing a ventilation duct to the exterior of the home.

Recommendation

Contact a qualified professional.



12: BATHROOMS, LAUNDRY AND SINKS

Information

Toilets: Status

Serviceable, Repair or replace,
Evaluate

Sinks: Status

Serviceable

Bathtubs: Status

Serviceable, Repair or replace,
Evaluate

Exhaust Systems: Exhaust Fans

Fan with Light

Exhaust Systems: Status

Serviceable

Showers: Status

Serviceable

Cabinetry: Status

Serviceable

Counter Tops: Status

Serviceable, Repair or replace,
Evaluate

Observations

12.1.1 Toilets

TOILET (BAD OR NO CAULK AT BASE)

Caulk at the base of one or more toilets was missing or substandard. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Contact a handyman or DIY project



Bathroom 2nd Floor

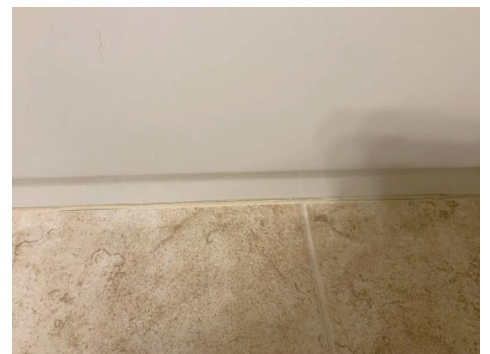
12.3.1 Bathtubs

CAULK AT FLOOR

The caulking at the base of the tub and floor was deteriorated, and/or substandard. Water can penetrate the floor structure causing moisture related damage and/or growth as a result. Recommend repair by a qualified person.

Recommendation

Contact a handyman or DIY project



12.3.2 Bathtubs

GAP AT SPOUT

Significant gaps and/or missing caulk was found between one or more tub spouts and the tubs/walls/enclosures. Water may penetrate at these locations causing moisture related damage and/or growth. Recommend further evaluation and repair by a qualified person.

Recommendation

Contact a handyman or DIY project



12.3.3 Bathtubs

CAULK SUBSTANDARD

Caulk and/or grout was missing, deteriorated, and/or substandard around the tub at one or more locations. Recommend resealing to prevent moisture intrusion and damage.

Recommendation

Contact a qualified professional.



Master Bathroom 3rd Floor

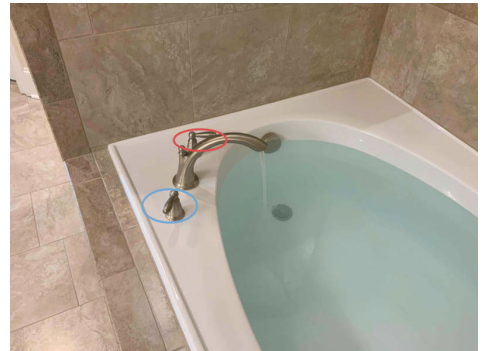
12.3.4 Bathtubs

REVERSED PLUMBING

The bathtub faucet handles were reversed with the cold side being on the left. The left side handle should always be hot to prevent scalding. Recommend repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



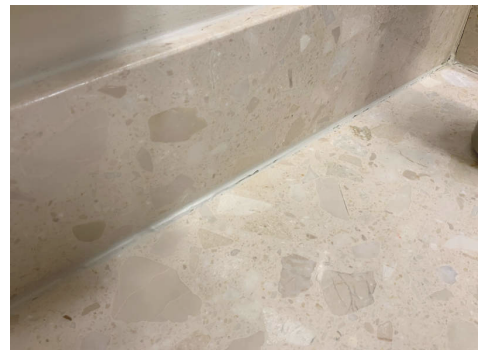
12.7.1 Counter Tops

CAULK DETERIORATED OR SUBSTANDARD

Caulk was deteriorated, and/or substandard at one or more locations such as around sinks or between countertops and backsplashes. Recommend repair by a qualified handyman.

Recommendation

Contact a handyman or DIY project



Master Bathroom 3rd Floor

13: INTERIOR WALLS, CEILINGS AND FLOORS

Information

Walls And Ceilings: Status

Serviceable, Repair Or Replace, Evaluate

Walls And Ceilings: Wall Material

Drywall

Walls And Ceilings: Ceiling Material

Dywall

Floors: Floor Coverings

Carpet, Tile, Wood Products

Floors: Status

Serviceable, Repair Or Replace, Evaluate

Steps, Stairways & Railings: Status

Serviceable

Interior Doors: Status

Serviceable, Repair Or Replace, Evaluate

Windows: Status

Serviceable

Windows: Window Type

Vinyl

Observations

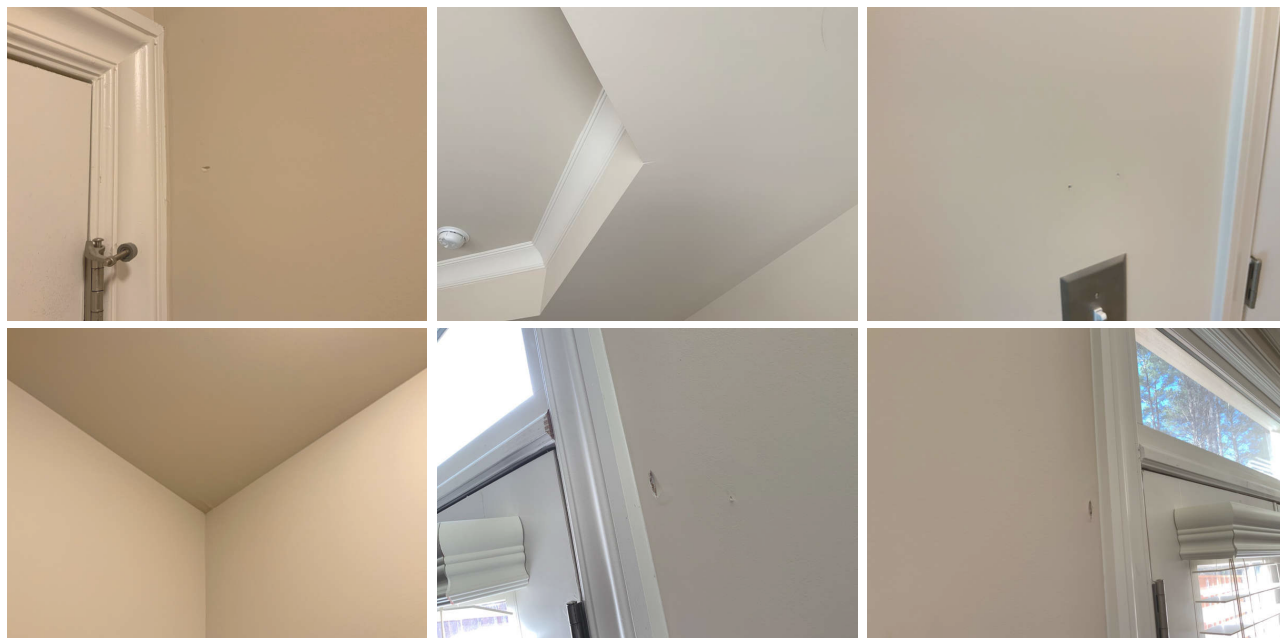
13.1.1 Walls And Ceilings

MINOR DAMAGE

Damage, and/or substandard repairs were found in one or more areas of walls, ceilings, and/or trim. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.

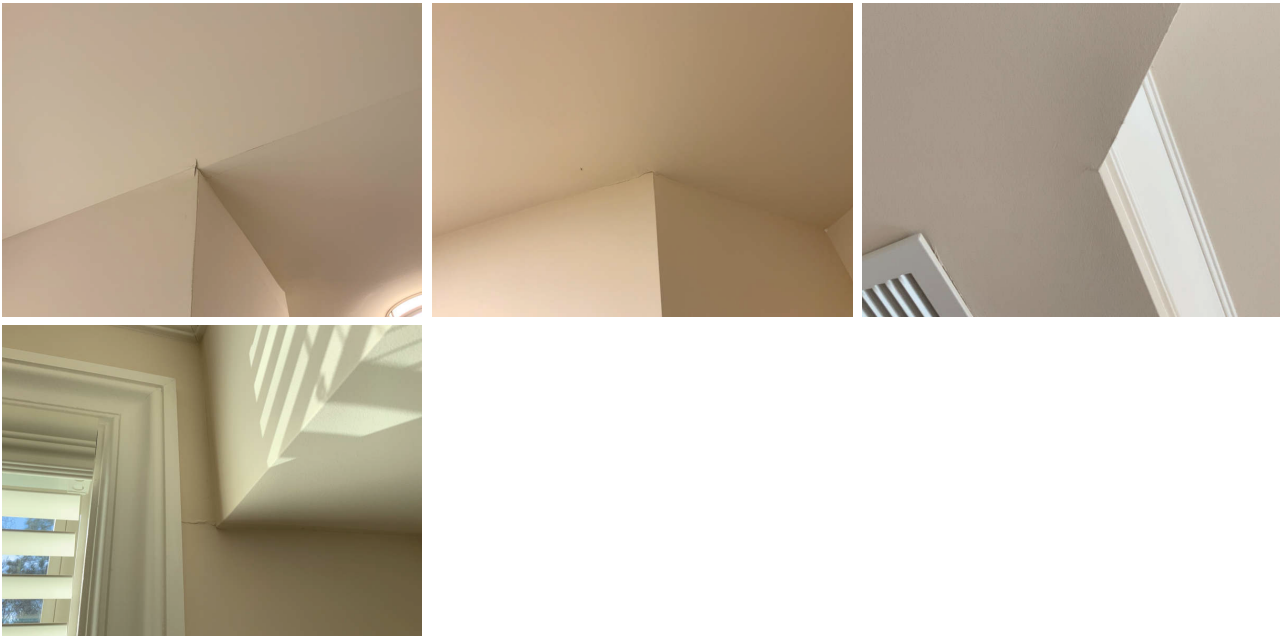




13.1.2 Walls And Ceilings

MINOR CRACKS

Minor cracks and nail pops were found in one or more walls or ceilings. This appeared to be the result of long-term and/ seasonal settling. Some settling is not unusual in a home and these cracks are not considered a structural concern.



13.1.3 Walls And Ceilings

FIXTURES LOOSE OR MISSING

Fixtures such as toilet paper holders and/or towel racks were loose and/or missing.

Recommendation

Contact a handyman or DIY project



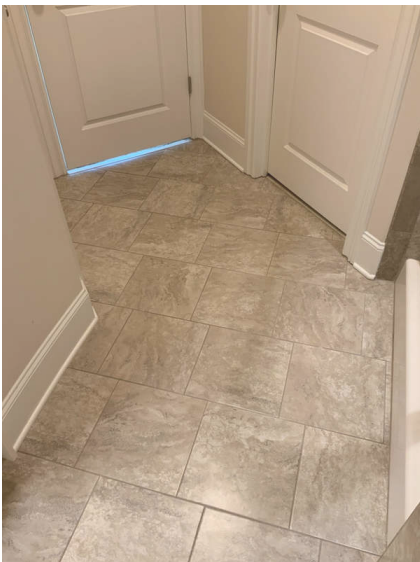
13.2.1 Floors

UNEVEN FLOORS

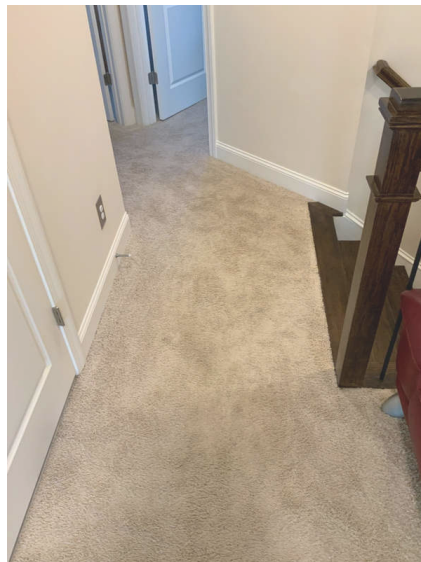
Floors in one or more areas were not level. This can be caused by settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



Master Bathroom 3rd Floor



3rd Floor Hall



2nd Floor Kitchen/Hall

13.2.2 Floors

SQUEAKING FLOORS

Squeaking or creaking noises occur when walking on one or more sections of flooring. This can be caused by substandard construction practices and/or aging and settlement of the home. In most cases, this is only an annoyance rather than a structural problem. Floor squeaks may disappear, change locations, and/or occur in new locations as the load is shifted. (For example moving or relocating furniture. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



2nd Floor Kitchen/Hall

13.4.1 Interior Doors

OUT OF SQUARE

One or more interior doors were out of square and/or wouldn't latch and/or were difficult to latch. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified professional.



Master Bedroom Closet



Northeast Bedroom 3rd Floor

14: GARAGE

Information

Garage Type

Garage Below

Vehicle Door: Status

Serviceable, Repair Or Replace,
Evaluate

Vehicle Door: Number Of Doors

1

Vehicle Door: Type

Sectional

Vehicle Door: Material

Metal

Vehicle Door: Automatic Door Opener

Yes

Garage Floor: Status

Serviceable

Garage-House Door: Status

Serviceable

Garage-House Door: Garage-House Door

Material/Composition

Metal

Garage Walls And Ceilings (Fire Resistance): Status

Serviceable

Observations

14.1.1 Vehicle Door

AUTO REVERSE NOT WORKING

The mechanical auto reverse sensor was not responding at time of inspection. This is a safety hazard. Recommend a qualified garage door contractor evaluate and repair/replace.



15: FOUNDATION AND/OR BASEMENT

Information

Perimeter Walls And/Or

Foundation: Status

Serviceable

Perimeter Walls And/Or

Foundation: Foundation Type

Slab On Grade

Perimeter Walls And/Or

**Foundation: Foundation
Materials**

Concrete

STANDARDS OF PRACTICE

Driveways, Sidewalks And Grounds

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using magnification, binoculars or drones from the ground or from a ladder.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Electrical

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Plumbing

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water Heater

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Air Conditioning

The following items are not included in this inspection: humidifiers, dehumidifiers; thermostat or temperature control accuracy and timed functions; components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Heating

The following items are not included in this inspection: humidifiers, dehumidifiers; thermostat or temperature control accuracy and timed functions; components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Fireplaces and Fuel-Burning Appliances

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Kitchen

The following items are not included in this inspection: appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not determine if appliances are subject to recalls but will provide manufacturer, model and serial information when labels are present and accessible. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Bathrooms, Laundry and Sinks

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or functionality of any gas piping to laundry appliances.

Interior Walls, Ceilings And Floors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Garage

The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Foundation And/Or Basement

Basement standards and limitations:

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Foundation standards and limitations:

The inspector performs a visual inspection of readily accessible areas and components of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris and areas or wall structures obscured by coverings such as siding or trim. This may limit the inspectors ability to perform a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.