

Trademark Home Inspections

Property Inspection Report



112 Newcastle Walk, Woodstock, GA 30188

Inspection prepared for: Kian Cheng

Real Estate Agent: Kate Dymond - KW Atlanta North - Alpharetta

Date of Inspection: 12/29/2019 Time: 9:00 AM

Age of Home: 2006 Size: 5451

Weather: Cloudy 62 F

Order ID: 11344

Inspector: Edwin A. Lowe

License #18801

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Trademarkyourhome.com

TRADEMARK
HOME INSPECTION CO.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas		
Page 4 Item: 4	Exterior Paint	<ul style="list-style-type: none"> • <i>Peeling paint, damaged trim, split caulk, and exposed wood noted and should be addressed for repairs to prevent moisture damage. Recommend full review and repair of homes paintable areas.</i>
Grounds		
Page 6 Item: 3	Deck	<ul style="list-style-type: none"> • <i>Deck construction standards have changed in recent years. Although the deck may have met construction requirements when it was built, it does not meet the standards of today. Below are some of those findings.</i>
Page 7 Item: 4	Stairs & Handrail	<ul style="list-style-type: none"> • <i>Some handrails are loose with lag bolts missing from handrail supports. It is recommend at least 2 bolts are installed to ensure the rails are secure. In the interest of safety, recommend review/repair by a qualified contractor.</i> • <i>Step tread is loose/damaged. Safety concern. Recommend review for repair by a qualified contractor.</i> • <i>Stairway leaning. In the interest of safety, recommend repair by a qualified contractor.</i>
Page 9 Item: 8	GFCI	<ul style="list-style-type: none"> • <i>Outlet at right side of garage is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.</i>
Page 11 Item: 14	Termite	<ul style="list-style-type: none"> • <i>Termite activity noted in the kitchen. Recommend review by a qualified termite and pest control contractor.</i>
Water Heater		
Page 20 Item: 3	Exhaust Venting	<ul style="list-style-type: none"> • <i>SAFETY CONCERN: The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot. This can prevent the carbon monoxide from properly leaving the home. In the interest of safety, recommend review and repair by qualified HVAC contractor.</i>
Attic		
Page 24 Item: 7	Insulation Condition	<ul style="list-style-type: none"> • <i>Rodent trails observed in attic. Recommend review and repair by a professional Pest or wildlife company.</i>
Heat/AC		
Page 26 Item: 4	Venting	<ul style="list-style-type: none"> • <i>SAFETY CONCERN: Vent pipe is in direct contact with the roofing materials in attic. Note: Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1". In the interest of safety, Recommend review for repair by qualified contractor.</i>

Interior Areas

Page 31 Item: 4	Electrical	<ul style="list-style-type: none"> • FIRE HAZARD: No globe at basement closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor. • Hot-neutral reversed outlet present in basement, front left bedroom. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices. Recommend review by qualified electrical contractor. • Outlet damaged / inoperable at basement, back, right room. Recommend review by qualified electrical contractor.
Page 33 Item: 8	Fireplace	<ul style="list-style-type: none"> • Damper worked properly at time of inspection but missing damper clamp. This device is used when gas fireplace is in use. It prevents carbon monoxide from entering the home. Recommend installing by a qualified contractor.
Page 34 Item: 9	Window Condition	<ul style="list-style-type: none"> • In the interest of safety and egress, all windows should be operational. At the time of the inspection, some windows were stuck closed. Recommend repair by a qualified contractor.

Bathroom

Page 39 Item: 8	Toilets	<ul style="list-style-type: none"> • Jack and jill toilet was not functional at time of inspection. Toilet was empty and evidence of prior moisture at wall behind toilet may indicate a leak. Recommend review by a qualified plumbing contractor.
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Kitchen

Page 40 Item: 2	Dishwasher	<ul style="list-style-type: none"> • The dishwasher did not operate properly. No water present. Recommend review with seller prior to close or by qualified appliance contractor.
Page 43 Item: 8	Vent Condition	<ul style="list-style-type: none"> • Vent functioned but exhaust vent was not connected to exterior venting. In order for the vent to function properly a pipe should be connected. Recommend review and repair by a qualified contractor.

Laundry

Page 44 Item: 3	GFCI	<ul style="list-style-type: none"> • Outlet is not GFCI protected. While this was not a common building practice when the home was constructed, in the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.
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Kitchenette

Page 46 Item: 1	Plumbing	<ul style="list-style-type: none"> • Active leak noted at basement kitchenette sink. Recommend repair by a qualified plumbing contractor to prevent moisture damage.
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client Present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Exterior Areas

1. Doors

Observations:

- *Moisture damage/wood rot noted at back door casing. Recommend review or repair by qualified contractor.*
- *Fog/condensation observed in exterior garage door window. This indicates a failed seal. This reduces the energy efficiency of the window. Recommend review by a qualified contractor.*
- *Left side, basement exterior door deadbolt does not engage. Recommend adjustment of the door or strike plate by a qualified contractor for added strength and security.*



Fog/condensation observed in exterior garage door window. This indicates a failed seal. This reduces the energy efficiency of the window. Recommend review by a qualified contractor.



Moisture damage/wood rot noted at back door casing. Recommend review or repair by qualified contractor.



Left side, basement exterior door deadbolt does not engage. Recommend adjustment of the door or strike plate by a qualified contractor for added strength and security.

2. Siding Condition

Materials: Combination of composition wood and cement (Hardie Plank) siding noted. • Brick veneer noted.

Observations:

- All siding visually functional at time of inspection except where noted.

3. Eaves & Facia

Observations: *Eaves and facia visually functional at time of inspection.*

4. Exterior Paint

Observations:

- *Peeling paint, damaged trim, split caulk, and exposed wood noted and should be addressed for repairs to prevent moisture damage. Recommend full review and repair of homes paintable areas.*



Peeling paint, damaged trim, split caulk, and exposed wood noted and should be addressed for repairs to prevent moisture damage. Recommend full review and repair of homes paintable areas.



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5. Exterior Trim

Observations:

- *Flashing does not completely cover the trim at garage doors. This is a moisture concern. Recommend review/repair by a qualified contractor.*

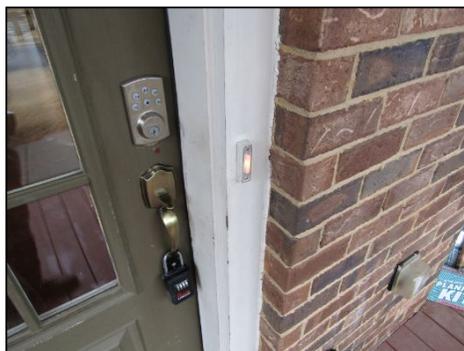


Flashing does not completely cover the trim at garage doors. This is a moisture concern. Recommend review/repair by a qualified contractor.

6. Door Bell

Observations:

- *Doorbell functional at time of inspection.*



Doorbell functional at time of inspection.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete sidewalk noted. • Concrete driveway noted.

Observations:

- *Driveway in overall good condition. Common settlement cracks noted. Recommend sealing to prevent further expansion.*
- *Sidewalk in good condition. Common settlement cracks noted. Recommend sealing to prevent further expansion.*



Driveway in overall good condition. Common settlement cracks noted. Recommend sealing to prevent further expansion.



Sidewalk in good condition. Common settlement cracks noted. Recommend sealing to prevent further expansion.

2. Grading

Observations:

- *Erosion noted in some areas. Recommend review by a qualified contractor to prevent erosion and cracking of slabs or deck footings.*



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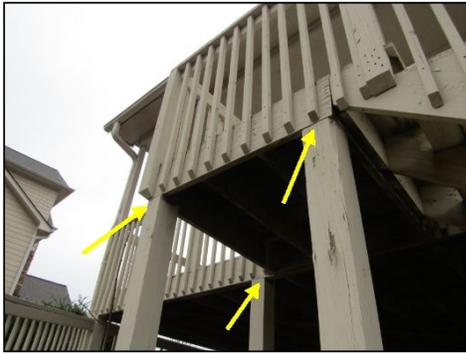


Erosion noted in some areas. Recommend review by a qualified contractor to prevent erosion and cracking of slabs or deck footings.

3. Deck

Observations:

- *Major support to deck structure not properly connected. Recommend installing simpson ties by qualified general contractor.*
- *Staining bleeding through paint at deck. Typically this is caused when paint is applied over saturated wood. Recommend review by a qualified contractor.*
- *Deck construction standards have changed in recent years. Although the deck may have met construction requirements when it was built, it does not meet the standards of today. Below are some of those findings.*



Major support to deck structure not properly connected. Recommend installing simpson ties by this is caused when paint is applied over saturated wood. Recommend review by a qualified contractor.



Staining bleeding through paint at deck. Typically this is caused when paint is applied over saturated wood. Recommend review by a qualified contractor.

4. Stairs & Handrail

Observations:

- *Stairs missing step risers. For the interest of safety, recommend step riser have no more than 4" of gap. Recommend review and repair by qualified general contractor.*
- *Noted uneven stairs risers. This is a trip hazard. In the interest of safety, recommend review by a qualified contractor.*
- *Some handrails are loose with lag bolts missing from handrail supports. It is recommend at least 2 bolts are installed to ensure the rails are secure. In the interest of safety, recommend review/repair by a qualified contractor.*
- *Step tread is loose/damaged. Safety concern. Recommend review for repair by a qualified contractor.*
- *Stairway leaning. In the interest of safety, recommend repair by a qualified contractor.*



Some handrails are loose with lag bolts missing from handrail supports. It is recommend at least 2 bolts are installed to ensure the rails are secure. In the interest of safety, recommend review/repair by a qualified contractor.



Step tread is loose/damaged. Safety concern. Recommend review for repair by a qualified contractor.



Stairway leaning. In the interest of safety, recommend repair by a qualified contractor.



Stairs missing step risers. For the interest of safety, recommend step riser have no more than 4" of gap. Recommend review and repair by qualified general contractor.



Some handrails are loose with lag bolts missing from handrail supports. It is recommend at least 2 bolts are installed to ensure the rails are secure. In the interest of safety, recommend review/repair by a qualified contractor.



Noted uneven stairs risers. This is a trip hazard. In the interest fo safety, recommend review by a qualified contractor.

5. Patio/Porch Structure

Observations:

- *Carpet installed at back patio. Unable to visually inspect the slab.*



Carpet installed at back patio. Unable to visually inspect the slab.

6. Patio / Porch Roof Condition

Materials: Asphalt shingles noted.

Observations:

- *Patio roof has asphalt shingles installed on a slope of less than 2/12. Generally, this is not recommended as moisture can seep under the shingles and makes the shingles more prone to wind damage. Recommend review by a qualified roofing contractor.*



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7. Grounds Electrical

Observations:

- *Light switch damaged or bulb inoperable. Recommend replacing bulbs and reviewing with seller prior to close to ensure it will not require professional repairs.*



Light switch damaged or bulb inoperable. Recommend replacing bulbs and reviewing with seller prior to close to ensure it will not require professional repairs.



Light switch damaged or bulb inoperable. Recommend replacing bulbs and reviewing with seller prior to close to ensure it will not require professional repairs.

8. GFCI

Observations:

- *Outlet at right side of garage is not **GFCI** protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.*



Outlet at right side of garage is not GFCI protected. In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.

9. Main Gas Valve Condition

Materials: Exterior of structure on the left side of home.

Observations:

- *Main gas meter and valve visually functional at time of inspection.*



Main gas meter and valve visually functional at time of inspection.

10. Plumbing

Observations:

- *Waste line clean out noted on left side of home.*



Waste line clean out noted on left side of home.

11. Water Pressure

Observations:

- *Water pressure noted as good at the time of inspection.*



Water pressure noted as good at the time of inspection.

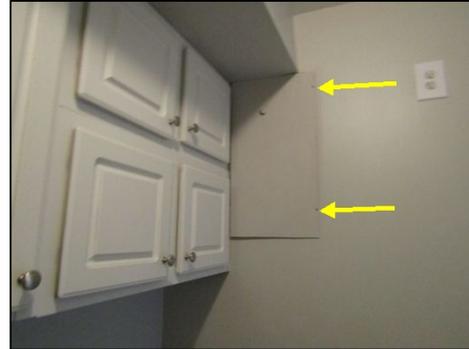
12. Pressure Regulator

Observations:

- *Pressure regulator and main water shut off located in cutout at front of home in basement wall.*
- *Main water valve is behind a cover that is screwed to the wall. Recommend changing cover to one with easier access in case the valve needs to be reached in an emergency.*



Pressure regulator and main water shut off located in cutout at front of home in basement wall.



Main water valve is behind a cover that is screwed to the wall. Recommend changing cover to one with easier access in case the valve needs to be reached in an emergency.

13. Exterior Faucet Condition

Observations:

- *Left side of home: Faucet not sealed or secure to siding. Possible damage to supply line or moisture intrusion. Recommend repair by qualified contractor.*
- **Faucets tested and functional at time of inspection.*



*Faucets tested and functional at time of inspection.



Left side of home: Faucet not sealed or secure to siding. Possible damage to supply line or moisture intrusion. Recommend repair by qualified contractor.

14. Termite

Observations:

- *Termite activity noted in the kitchen. Recommend review by a qualified termite and pest control contactor.*



Termite activity noted in the kitchen. Recommend review by a qualified termite and pest control contactor.

Roof

1. Roof Condition

Materials: Architectural shingles noted.

Observations:

- *Roof in overall good condition at time of inspection recommend review by a qualified contractor for noted areas of concern.*
- *Roof wet at time of inspection.*



Roof in overall good condition at time of inspection recommend review by a qualified contractor for noted areas of concern.

2. Flashing

Observations:

- *No **drip edge** flashing noted leaving underlying framing exposed to weather. While this was not a standard building practice at the time the home was constructed it is a recommended current standard. Recommend review by qualified roofing contractor.*



No drip edge flashing noted leaving underlying framing exposed to weather. While this was not a standard building practice at the time the home was constructed it is a recommended current standard. Recommend review by qualified roofing contractor.

3. Chimney

Observations:

- *Chimney visually functional with no deficiencies noted at time of inspection.*



Chimney visually functional with no deficiencies noted at time of inspection.

4. Spark Arrestor

Observations:

- *Rain pan visually functional with no deficiencies noted at time of inspection.*

5. Vent Caps

Observations:

- *Vent caps in good condition at time of inspection.*
- *Missing nails at vent cap. Nails are needed for proper fastening. Recommend review by a qualified contractor.*



Missing nails at vent cap. Nails are needed for proper fastening. Recommend review by a qualified contractor.

6. Gutter

Observations:

- Downspouts terminate perpendicular to the roof shingles. This can allow water to flow under the shingles and lead to roof leaks. Recommend repair by a qualified gutter contractor.
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



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Downspouts terminate perpendicular to the roof shingles. This can allow water to flow under the shingles and lead to roof leaks. Recommend repair by a qualified gutter contractor.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.

Garage

1. Walls

Observations:

- Visible areas observed were functional at time of inspection.



Visible areas observed were functional at time of inspection.

2. Floor Condition

Observations:

- Visible areas observed were functional at time of inspection.



Visible areas observed were functional at time of inspection.

3. Rafters & Ceiling

Observations:

- *Ceiling functional at time of inspection.*

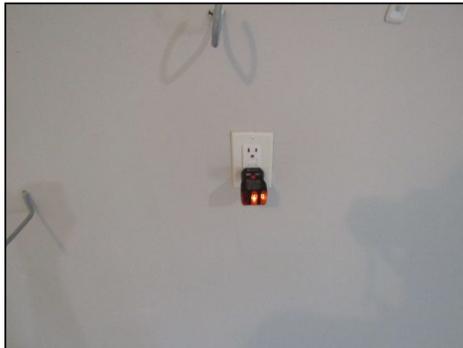


Ceiling functional at time of inspection.

4. Electrical

Observations:

- *GFCI receptacle tested and functional.*



GFCI receptacle tested and functional.

5. Fire Door

Observations:

- *Visually functional at time of inspection.*



Visually functional at time of inspection.

6. Garage Door Condition

Observations:

- *Damage noted at the top of the left side garage door. Recommend review or repair by qualified garage door contractor for proper functionality.*



Damage noted at the top of the left side garage door. Recommend review or repair by qualified garage door contractor for proper functionality.

7. Garage Door Parts

Observations:

- *All components and parts functional at time of inspection.*



All components and parts functional at time of inspection.

8. Garage Opener Status

Observations:

- *Functioned properly when tested at time of inspection.*



Functioned properly when tested at time of inspection.

9. Garage Door's Reverse Status

Observations:

- *All safety features operated properly at time of inspection.*



All safety features operated properly at time of inspection.

Electrical

1. Electrical Panel

Location: Panel box located in basement.

Location: Located in basement.

Observations:

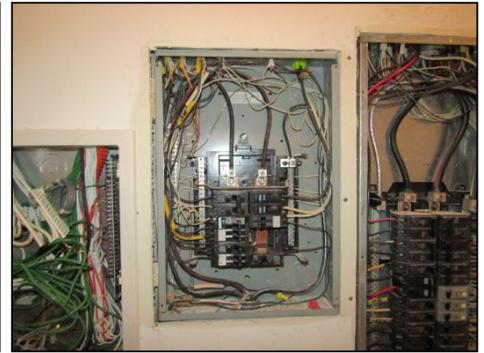
- *No major system or function concerns noted at time of inspection at main or subpanel box except where noted.*
- *Improper clearance from panel front. 30 inches side to side is recommended. Recommend adding the proper clearance for safety.*
- *Missing screw in panel cover. Recommend installing the approved screw by a qualified contractor.*



Panel visually labeled correctly at time of inspection.



Missing screw in panel cover. Recommend installing the approved screw by a qualified contractor.



No major system or function concerns noted at time of inspection at main or subpanel box except where noted.



No major system or function concerns noted at time of inspection at main or subpanel box except where noted.



Improper clearance from panel front. 30 inches side to side is recommended. Recommend adding the proper clearance for safety.

2. Main Amp Breaker

Observations:

- 200 amp main breaker noted on exterior side of home.



200 amp main breaker noted on exterior side of home.

3. Breakers in off position

Observations:

- *0 breaker in the off position noted.

4. Cable Feeds

Observations:

- There is an underground service lateral noted.



There is an underground service lateral noted.

5. Breakers

Observations:

- *No deficiencies noted at time of inspection.*

Water Heater

1. Base

Observations:

- *No overflow pan noted. While not required in unfinished slab areas, pan is suggested when finished area can be affected by leakage of the water heater. Recommend review or installing by qualified plumbing contractor.*



No overflow pan noted. While not required in unfinished slab areas, pan is suggested when finished area can be affected by leakage of the water heater. Recommend review or installing by qualified plumbing contractor.

2. Heater Enclosure

Observations:

- *Water heater enclosure visually functional at time of inspection.*



Water heater enclosure visually functional at time of inspection.

3. Exhaust Venting

Observations:

- **SAFETY CONCERN:** The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot. This can prevent the carbon monoxide from properly leaving the home. In the interest of safety, recommend review and repair by qualified HVAC contractor.



SAFETY CONCERN: The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot. This can prevent the carbon monoxide from properly leaving the home. In the interest of safety, recommend review and repair by qualified HVAC contractor.

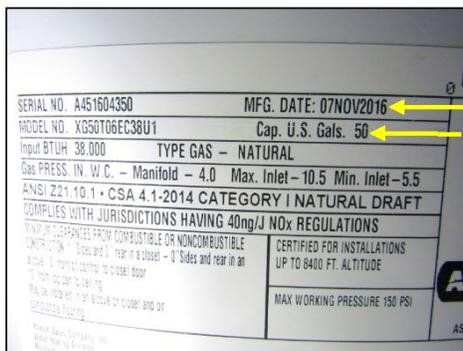
4. Water Heater Condition

Heater Type: Gas water heater noted.

Location: The heater is located in the basement.

Observations:

- **Functional at the time of the inspection.**
- **DATA PLATE:** Water heater is a 50 gallon unit manufactured in 2016.



DATA PLATE: Water heater is a 50 gallon unit manufactured in 2016.

5. TPRV

Observations:

- *No deficiencies noted at time of inspection.*



No deficiencies noted at time of inspection.

6. Gas Valve

Observations:

- **Gas valve visually functional at time of inspection.*
- ** Proper Sediment trap noted on gas line.*



* Proper Sediment trap noted on gas line.

7. Plumbing

Materials: CPVC

Observations:

- *No deficiencies observed at the visible portions of the supply piping.*



No deficiencies observed at the visible portions of the supply piping.

8. Water temperature

Observations:

- *High water temperature noted. Recommend between 113 F and 125° F for the safety of children. Water temperature can be adjusted at the water heater.*



High water temperature noted. Recommend between 113 F and 125° F for the safety of children. Water temperature can be adjusted at the water heater.

Attic

1. Access

Observations:

- *No deficiencies noted at time of inspection.*



No deficiencies noted at time of inspection.

2. Structure

Observations:

- *Attic structure in overall good condition at time of inspection except where noted.*

3. Ventilation

Observations:

- *Adequate ventilation in attic space noted at time of inspection.*
- *Soffit vents noted.*
- *Gable vents noted.*
- *Ridge vents noted.*
- *Turtle vents noted.*



Gable vents noted.



Ridge vents noted.



Turtle vents noted.

4. Duct Work

Observations:

- *Duct work visually functional at time of inspection.*



Duct work visually functional at time of inspection.

5. Electrical

Observations:

- *Visible areas observed were functional. Entire area not visible at time of inspection.*

6. Attic Plumbing

Observations:

- **PVC** plumbing vent pipe functional at time of inspection.



PVC plumbing vent pipe functional at time of inspection.

7. Insulation Condition

Depth: Insulation averages about 10-12 inches in depth noted.

Observations:

- *Insulation depth is less than 13 inches in some areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches for energy efficiency.*
- *Rodent trails observed in attic. Recommend review and repair by a professional Pest or wildlife company.*



Rodent trails observed in attic. Recommend review and repair by a professional Pest or wildlife company.



Insulation depth is less than 13 inches in some areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches for energy efficiency.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the attic. • The furnace is located in the basement.

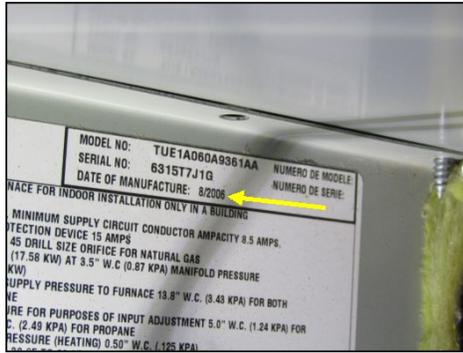
Materials: Gas fired forced hot air. • Electric forced hot air.

Observations:

- *Acceptable heat reading noted at time of inspection.*
- *Functional at the time of the inspection.*
- *DATA PLATE: Furnace manufactured in 2006.*
- *DATA PLATE: Furnace manufactured in 2006.*
- *DATA PLATE: Furnace manufactured in 2007.*



Functional at the time of the inspection.



DATA PLATE: Furnace manufactured in 2006.



Acceptable heat reading noted at time of inspection.



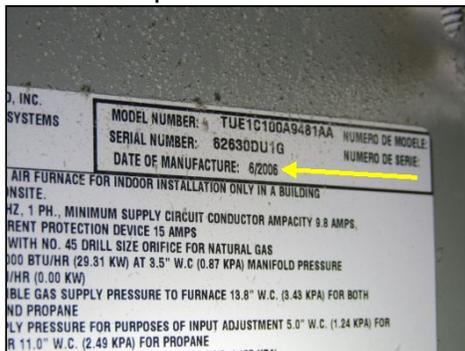
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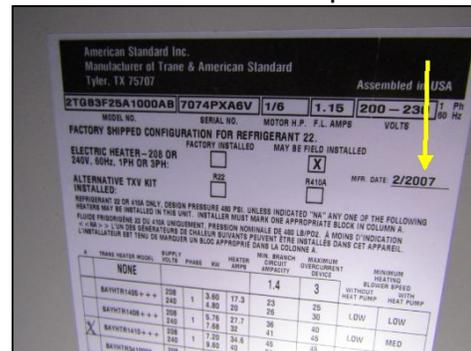
Acceptable heat reading noted at time of inspection.



Functional at the time of the inspection.



DATA PLATE: Furnace manufactured in 2006.



DATA PLATE: Furnace manufactured in 2007.

2. Heater Base

Observations:

- *Heater base functional at time of inspection. Tub indicates previous leakage. Monitor and consult with previous owners for explanation.*
- *No overflow pan noted. While not required in unfinished slab areas, pan is suggested when finished area can be affected by leakage of the water heater. Recommend review or installing by qualified plumbing contractor.*



* Heater base functional at time of inspection.



Heater base functional at time of inspection. Tub indicates previous leakage. Monitor and consult with previous owners for explanation.



No overflow pan noted. While not required in unfinished slab areas, pan is suggested when finished area can be affected by leakage of the water heater. Recommend review or installing by qualified plumbing contractor.

3. Enclosure

Observations:

- *Enclosure visually functional at time of inspection.*



Enclosure visually functional at time of inspection.



Enclosure visually functional at time of inspection.



Enclosure visually functional at time of inspection.

4. Venting

Observations:

- **SAFETY CONCERN:** *Vent pipe is in direct contact with the roofing materials in attic. Note: Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1". In the interest of safety, Recommend review for repair by qualified contractor.*



SAFETY CONCERN: Vent pipe is in direct contact with the roofing materials in attic. Note: Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1". In the interest of safety, Recommend review for repair by qualified contractor.

5. Gas Valves

Observations:

- *Attic HVAC: Improper sediment trap. Sediment present but not functional in its current installation. Sediment traps do as name notes, they trap sediment before it enter water heaters or HVAC systems and help prolong life. Recommend correction by qualified HVAC contractor.*



Attic HVAC: Improper sediment trap. Sediment present but not functional in its current installation. Sediment traps do as name notes, they trap sediment before it enter water heaters or HVAC systems and help prolong life. Recommend correction by qualified HVAC contractor.

6. Refrigerant Lines

Observations:

- *Insulation is deteriorated at refrigerant lines. This may effect the efficiency of unit. Recommend repairing or replacing by qualified HVAC contractor.*



Insulation is deteriorated at refrigerant lines. This may effect the efficiency of unit. Recommend repairing or replacing by qualified HVAC contractor.

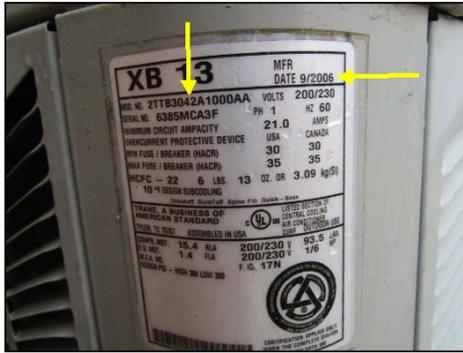
7. AC Compress Condition

Observations:

- *Functional at the time of inspection.*
- *Acceptable AC reading noted.*
- *Compressor unit is a 3 1/2 ton system manufactured in 2006. National average designed life expectancy of AC unit is 10-12 years. Budget for possible repair or replacement in the near future.*
- *Compressor unit is a 2 1/2 ton system manufactured in 2006. National average designed life expectancy of AC unit is 10-12 years. Budget for possible repair or replacement in the near future.*
- *Left side AC compressor not level. When a compressor is out-of-level, the oil can separate and the compressor may operate without adequate lubrication. Recommend review and adjustment by qualified HVAC contractor.*
- *Compressor unit is a 2 ton system manufactured in 2006. National average designed life expectancy of AC unit is 10-12 years. Budget for possible repair or replacement in the near future.*



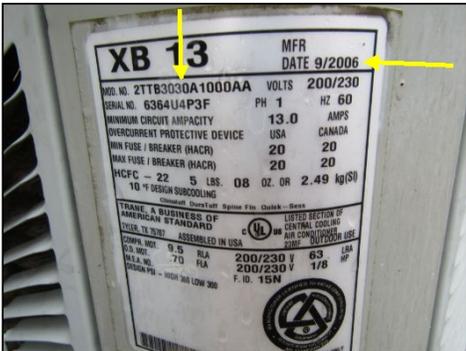
Functional at the time of inspection.



Compressor unit is a 3 1/2 ton system manufactured in 2006. National average designed life expectancy of AC unit is 10-12 years. Budget for possible repair or replacement in the near future.



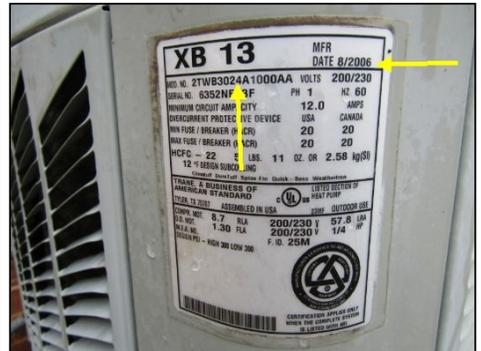
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Compressor unit is a 2 ton system manufactured in 2006. National average designed life expectancy of AC unit is 10-12 years. Budget for possible repair or replacement in the near future.



Upstairs A/C temperature split



Upstairs A/C temperature split



Main Level A/C temperature split



Main Level A/C temperature split Basement A/C temperature split Basement A/C temperature split

8. Air Supply

Observations:

- *No deficiencies noted at time of inspection.*

9. Registers

Observations:

- *No deficiencies noted at time of inspection.*

10. Filters

Location: Located beside the heater cabinet

Observations:

- *One Filter dirty at time of inspection. Recommend replacing on a monthly bases.*
- *Filter covers missing. Recommend purchasing covers or keeping sealed with HVAC tape for proper functionality.*



Filter functional at time of inspection.



Filter covers missing. Recommend purchasing covers or keeping sealed with HVAC tape for proper functionality.



Filter covers missing. Recommend purchasing covers or keeping sealed with HVAC tape for proper functionality.

11. Thermostats

Observations:

- *Functional at the time of inspection but the upstairs and the main level thermostat temperature would not go below 67 F when the air was on. This may be programmed stop. Recommend review with the seller or a qualified HVAC contractor.*



Functional at the time of inspection but the upstairs and the main level thermostat temperature would not go below 67 F when the air was on. This may be programmed stop. Recommend review with the seller or a qualified HVAC contractor.

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Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- *Cabinets visually functional but due show some cosmetic wear and tear at time of inspection.*



Cabinets visually functional but due show some cosmetic wear and tear at time of inspection.

2. Counters

Observations:

- *All counter tops visually functional at time of inspection.*
- *Normal wear noted for the age of the counter tops.*

3. Doors

Observations:

- Some doors do not latch correctly. Recommend adjustment to door and/or striker plate by qualified contractor.
- Master bedroom door lock was not functional. Recommend repair by a qualified contractor for proper functionality.



Master bedroom door lock was not functional. Recommend repair by a qualified contractor for proper functionality.



Some doors do not latch correctly. Recommend adjustment to door and/or striker plate by qualified contractor.



Some doors do not latch correctly. Recommend adjustment to door and/or striker plate by qualified contractor.

4. Electrical

Observations:

- Light switch damaged or bulb inoperable. Recommend review with seller prior to close or review by qualified electrical contractor.
- Broken prong in basement, back, left room outlet, preventing the outlet from functioning. Recommend repair by a qualified contractor.
- **FIRE HAZARD: No globe at basement closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor.**
- **Hot-neutral reversed outlet present in basement, front left bedroom. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices. Recommend review by qualified electrical contractor.**
- **Outlet damaged / inoperable at basement, back, right room. Recommend review by qualified electrical contractor.**



Light switch damaged or bulb inoperable. Recommend review with seller prior to close or review by qualified electrical contractor.



Outlet damaged / inoperable at basement, back, right room. Recommend review by qualified electrical contractor.



FIRE HAZARD: No globe at basement closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor.



Light switch damaged or bulb inoperable. Recommend review with seller prior to close or review by qualified electrical contractor.



Broken prong in basement, back, left room outlet, preventing the outlet from functioning. Recommend repair by a qualified contractor.



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FIRE HAZARD: No globe at basement closet lights. This can cause a fire should stored items come in contact with a hot bulb. Recommend install globe or install new fixture by qualified electrical contractor.

5. Interior GFCI

Observations:

- Interior GFCI outlets functional at time of inspection.



Interior GFCI outlets functional at time of inspection.



Interior GFCI outlets functional at time of inspection.

6. Smoke Detectors

Observations:

- *Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. Smoke detectors should be installed in every room and every hallway. Smoke & CO detectors last 6-10 years and recommend replacing as needed for safety.*



7. Stairs & Handrail

Observations:

- *Stairs and handrail in functional condition at time of inspection.*



8. Fireplace

Materials: Living Room

Observations:

- *Fireplace functioned properly at time of inspection.*
- *Damper worked properly at time of inspection but missing damper clamp. This device is used when gas fireplace is in use. It prevents carbon monoxide from entering the home. Recommend installing by a qualified contractor.*



Damper worked properly at time of inspection but missing damper clamp. This device is used when gas fireplace is in use. It prevents carbon monoxide from entering the home. Recommend installing by a qualified contractor.

Fireplace functioned properly at time of inspection.

9. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- *Cloudiness/condensation observed in double pane window. This is an indication of a failed seal. Recommend review by qualified contractor.*
- *In the interest of safety and egress, all windows should be operational. At the time of the inspection, some windows were stuck closed. Recommend repair by a qualified contractor.*



Cloudiness/condensation observed in double pane window. This is an indication of a failed seal. Recommend review by qualified contractor.

In the interest of safety and egress, all windows should be operational. At the time of the inspection, some windows were stuck closed. Recommend repair by a qualified contractor.

10. Wall Condition

Materials: Drywall walls noted.

Observations:

- *Walls visually functional but do show some cosmetic wear due to age at time of inspection except where noted.*

11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *Ceiling visually functional but do show some cosmetic wear due to age at time of inspection except where noted.*
- *Signs of previous repairs noted. Check disclosure statement and sellers for explanation.*



Signs of previous repairs noted. Check disclosure statement and sellers for explanation.

12. Floor Condition

Observations:

- *Carpet is loose and rolling in some areas. This is a trip hazard. Recommend review and repair by a qualified flooring contractor.*
- *Hardwood floor in one area of dining room is lifting. No evidence of moisture intrusion. Recommend review by a qualified contractor.*
- *Cracking or popping ceramic tiles. This is an indication of inadequate subfloor installation. Recommend review and repair by qualified flooring contractor.*



Carpet is loose and rolling in some areas. This is a trip hazard. Recommend review and repair by a qualified flooring contractor.



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Cracking or popping ceramic tiles. This is an indication of inadequate subfloor installation. Recommend review and repair by qualified flooring contractor.



Hardwood floor in one area of dining room is lifting. No evidence of moisture intrusion. Recommend review by a qualified contractor.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the

air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Exhaust Fan

Observations:

- All exhaust fans functioned properly at time of inspection.



All exhaust fans functioned properly at time of inspection.

2. Plumbing

Observations:

- No sign of active leaks at bathroom plumbing were noted at the time of the inspection.



No sign of active leaks at bathroom plumbing were noted at the time of the inspection.



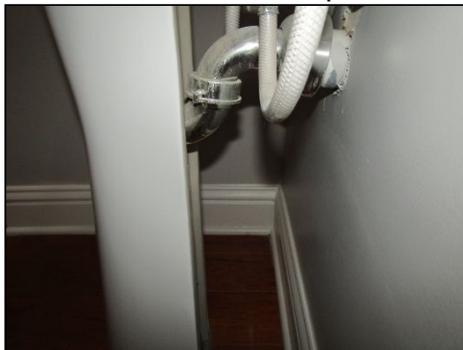
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No sign of active leaks at bathroom plumbing were noted at the time of the inspection.

3. Showers

Observations:

- *All showers functioned properly at time of inspection.*



All showers functioned properly at time of inspection.



All showers functioned properly at time of inspection.



All showers functioned properly at time of inspection.



All showers functioned properly at time of inspection.

4. Shower Walls

Observations:

- *Missing grout and or caulk noted in master shower wall. This may allow moisture to penetrate walls and subfloor. Recommend review and repair by qualified contractor.*



Missing grout and or caulk noted in master shower wall. This may allow moisture to penetrate walls and subfloor. Recommend review and repair by qualified contractor.

5. Bath Tubs

Observations:

- *Tub functioned properly but drain stopper missing or not operational. Could not test overflow at time of inspection.*
- *Debris was ejected from the jets during operation. Recommend sanitary flush to clean jets.*



Tub functioned properly but drain stopper missing or not operational. Could not test overflow at time of inspection.



Tub and overflow functioned properly at time of inspection.



Tub and overflow functioned properly at time of inspection.



Debris was ejected from the jets during operation. Recommend sanitary flush to clean jets.

6. Enclosure

Observations:

- *Enclosure functional at the time of the inspection.*



Enclosure functional at the time of the inspection. Enclosure functional at the time of the inspection.

7. Sinks

Observations:

- *Slow drain at right side master sink, indicates drain line needs cleaning and/or drain not properly vented. Recommend review and repair by qualified plumbing contractor.*
- *Faucet functioned properly but drain stopper missing or not operational.*



Faucet and drain functioned properly at time of inspection.



Faucet functioned properly but drain stopper missing or not operational.



Slow drain at right side master sink, indicates drain line needs cleaning and/or drain not properly vented. Recommend review and repair by qualified plumbing contractor.



Faucet and drain functioned properly at time of inspection.



Faucet and drain functioned properly at time of inspection.

8. Toilets

Observations:

- *Multiple toilet bowls loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Recommend repair by qualified plumbing contractor.*
- *Jack and jill toilet was not functional at time of inspection. Toilet was empty and evidence of prior moisture at wall behind toilet may indicate a leak. Recommend review by a qualified plumbing contractor.*



Jack and jill toilet was not functional at time of inspection. Toilet was empty and evidence of prior moisture at wall behind toilet may indicate a leak. Recommend review by a qualified plumbing contractor.



Jack and jill toilet was not functional at time of inspection. Toilet was empty and evidence of prior moisture at wall behind toilet may indicate a leak. Recommend review by a qualified plumbing contractor.



Multiple toilet bowls loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Recommend repair by qualified plumbing contractor.



Toilet operated and functioned properly at time of inspection.



Multiple toilet bowls loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Recommend repair by qualified plumbing contractor.



Toilet operated and functioned properly at time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cook top condition

Observations:

- *All burners functioned properly at time of inspection.*



All burners functioned properly at time of inspection.

2. Dishwasher

Observations:

- *The dishwasher did not operate properly. No water present. Recommend review with seller prior to close or by qualified appliance contractor.*



The dishwasher did not operate properly. No water present. Recommend review with seller prior to close or by qualified appliance contractor.

3. Garbage Disposal

Observations:

- *Disposal functioned properly at time of inspection.*



Disposal functioned properly at time of inspection.

4. Microwave

Observations:

- *Microwave functioned properly at time of inspection.*



Microwave functioned properly at time of inspection.

5. Oven & Range

Observations:

- *Oven(s) functioned properly at time of inspection.*



Oven(s) functioned properly at time of inspection.

6. Plumbing

Observations:

- *Signs of previous repairs noted under kitchen sink. No evidence of current leaks but slightly elevated moisture readings. Recommend review by a qualified contractor*



Signs of previous repairs noted under kitchen sink. No evidence of current leaks but slightly elevated moisture readings. Recommend review by a qualified contractor

7. Sinks

Observations:

- *Faucet and drains functioned properly at time of inspection.*



Faucet and drains functioned properly at time of inspection.



Sprayer functioned properly at time of inspection.

8. Vent Condition

Materials: Exterior Vented

Observations:

- *Vent functioned but exhaust vent was not connected to exterior venting. In order for the vent to function properly a pipe should be connected. Recommend review and repair by a qualified contractor.*



Vent functioned but exhaust vent was not connected to exterior venting. In order for the vent to function properly a pipe should be connected. Recommend review and repair by a qualified contractor.

Laundry

1. Dryer Vent

Observations:

- *Dryer vent cover is secure with caulk only and it is separating from the home. Recommend securing and sealing to prevent moisture intrusion by a qualified contractor.*



Dryer vent cover is secure with caulk only and it is separating from the home. Recommend securing and sealing to prevent moisture intrusion by a qualified contractor.

Limited view but recommend cleaning regularly to prevent potential fire hazard.

2. Electrical

Observations:

- *4 prong dryer outlet noted.*



4 prong dryer outlet noted.



4 prong dryer outlet noted.

3. GFCI

Observations:

- *Outlet is not GFCI protected. While this was not a common building practice when the home was constructed, In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.*



Outlet is not GFCI protected. While this was not a common building practice when the home was constructed, In the interest of safety, locations such as garages, unfinished basements, kitchens, laundry rooms, outside area and all plumbing fixtures within 6 feet should be GFCI protected. Recommend review by qualified electrical contractor.

4. Gas Valves

Observations:

- *Gas valve visually functional at time of inspection.*



Gas valve visually functional at time of inspection.

5. Plumbing

Observations:

- *Plumbing and drainage visually functional at time of inspection.*



Plumbing and drainage visually functional at time of inspection.



Plumbing and drainage visually functional at time of inspection.

Basement

1. Insulation

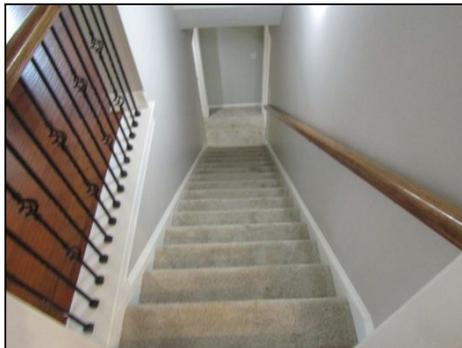
Observations:

- *Full view of foundation insulation was not available due to finished areas. Visible portions in satisfactory condition.*

2. Stairs

Observations:

- *Stairs functional at time of inspection.*



Stairs functional at time of inspection.

3. Railings

Observations:

- *Handrail visually functional with no deficiencies noted at time of inspection.*

4. Framing

Observations:

- *Limited view due to finished areas. Visible portions visually functional at time of inspection.*

5. Foundation Walls

Observations:

- *No deficiencies noted at foundation walls.*

6. Foundation Plumbing

Observations:

- *PVC waste lines noted*
- *CPVC supply lines noted*



CPVC supply lines noted

7. Basement/Crawlspace Ductwork

Observations:

- *Limited view due to finished areas. Visible portions of ductwork functional at time of inspection.*



Limited view due to finished areas. Visible portions of ductwork functional at time of inspection.

Kitchenette

1. Plumbing

Observations:

- *Active leak noted at basement kitchenette sink. Recommend repair by a qualified plumbing contractor to prevent moisture damage.*



Active leak noted at basement kitchenette sink. Recommend repair by a qualified plumbing contractor to prevent moisture damage.

2. Sinks

Observations:

- *Sprayer operated properly when tested*
- *Sink operated properly when tested*



Sink operated properly when tested



Sprayer operated properly when tested