Amerispec

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Doc #:	202002-16978	Inspector:	Zach Flory
Date:	2/25/2020		
Dwelling Address:	1250 Spring Oak Way Cumming GA 30041		
Client Name:	Alexander Garland		
Client's Agent:	Leiah Clark		

AmeriSpec Inspection Services

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

TABLE OF CONTENTS

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

MAINTENANCE (MT) = Items that require attention in due time such as leaking faucets, clogged gutters, or siding penetrations that need caulking, but are unlikely to affect the clients rational decision to purchase the property. We suggest these items be updated to current standards, repaired, or replaced as needed at the Client's discretion.

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REVIEW (R) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'. All recommend repairs or replacements should be performed by a qualified and/or licensed contractor prior to close.

The home was semi-occupied at the time of inspection. This limits the inspectors ability to review many areas of the home. Efforts were made to inspect as much as possible; however due to the presence of personal items and furniture, many areas are not visible or accessible. Furniture, clothes, floor coverings, and other personal items are not moved for the inspection.

An addition to the property appears to have been made. This inspection does not review permits or determine if they exist. That determination should be made by client through the local building officials or with sellers prior to closing to ensure all additions were built with permits.

An alarm/security system is present. Alarm and security systems are not within the scope of this inspection, client is advised to consult with sellers or alarm company for additional information prior to close to ensure proper operation.

The ceilings and/or walls in several areas of the house have recently been painted. Fresh coats of paint can conceal stains or water damage that would normally indicate previous or active areas of leaking. Recommend consulting sellers for any corrections or hidden issues in these areas.

GENERAL CONDITIONS

Type of building:	In Attendance:	Approximate age of building:
Single Family (2 story)	Client, Arrow Exterminators	25 to 30 Years

AmeriSpec Inspection Services

Occupancy:
Occupied

Utilities ON/OFF:
All utilities were on at the time of inspection.

Temperature:
50 degrees (F)

Weather:
Party Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Start Time:
Start Time: 9:30 AM

Finish Time:
Finish Time: 1:00 PM

Property Information:
Additions, Alarm/security, Recently painted

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Driveway:
Concrete

Walkways:
Concrete

Exterior Wall Cladding:
Hard Coat Stucco
Wood Composition Siding

Exterior Entry Doors:
Metal Clad

Windows and Frames:
Double-hung
Double Glazed/Insulated

Trim:
Wood

Lot / Grade Drainage:
Moderate Slope

Items

1.0 Driveways

Comments: Maintenance

Common settlement cracking observed in the driveway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.

1.1 Walkways

Comments: Maintenance

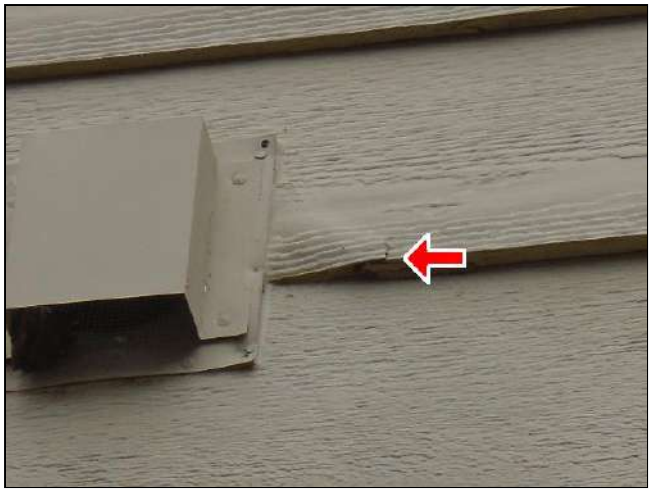
Common settlement cracking observed in the front walkway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.

1.2 Exterior Wall Cladding

Comments: Review

(1) Portions of the siding at the front of the home are very close to or in direct contact with the ground. This can cause accelerated deterioration and a higher probability of pest infestation. Recommend further evaluation by a licensed contractor for corrections to prevent potential damage.

(2) Deterioration and/or swelling observed in sections of the hardboard siding located at the left side of the home. This material is subject to water absorption and should be regularly painted/sealed to prevent moisture damage. Suggest further evaluation by a qualified contractor for maintenance and/or repairs to prevent further damage/deterioration or replacement as needed.



(3) Composition board siding is also known as "pressboard siding", "hardboard siding", "waferboard siding", and "inner-seal siding". Common name brands of this product are Louisiana Pacific and Masonite. These names refer to a composite wood product made from wafers of wood or paper that has been coated in resin and formed into a mat. An overlay is placed over the mat and pressed into the panels with heat and pressure to create design and texture. The panels are then cut into boards to make lap or panel siding. Wood by its very nature, tends to expand and contract; compressing the wood during the manufacturing process has placed the wood in an unnatural state. Wood will expand if exposed to moisture; the compressed cells in composition siding will also expand and swell. Proper installation and maintenance are critical for this product to perform properly. Exposed edges must be sealed with a good coat of paint or exterior rated sealant, and the wood must remain sealed throughout its life. If the composition board siding is not properly installed or maintained, the boards will retain moisture, swell and rot.

1.3 Trim, Eaves, Soffits and Fascias

Comments: Review

Damaged/deteriorated trim observed at the main entry door. Recommend review by a qualified contractor for repairs to prevent further damage or replacement as needed, prior to close.

1.4 Windows & Frames

Comments: Comments

Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

1.5 Doors (Exterior)

Comments: Maintenance

Damaged/missing weather stripping observed at the rear entry door in the kitchen/breakfast area. Recommend review by a qualified contractor for repairs or replacement prior to close.

1.7 Electrical (exterior)

Comments: Review

(1) GFCI located at the deck did not trip when tested (defective); suggest review by licensed electrician for repairs or replacement prior to close.

(2) The electric meter is located at the left side of the home. The main shut off is located at the meter.

1.8 Gas Meter

Comments: Serviceable

The gas meter is located at the left side of the home. The main gas shut off valve is located at the meter.

1.9 Exterior Water Faucets

Comments: Review

The exterior faucet located at the front of the home is not properly secured to wall/framing. Corrections by a qualified contractor are needed to prevent twisting of pipe which can cause leakage.

1.10 Door Bell(s)

Comments: Serviceable

1.11 Lot Grade and Drainage

Comments: Serviceable

1.13 Patio

Comments: Maintenance

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

1.14 Deck, Porch, and Balconies

Comments: Review

(1) Drainage system at the basement patio area appears to be leaking. Recommend review by a qualified contractor for corrections to prevent damage and deterioration of construction materials at these areas.

(2) The deck support posts are resting in concrete. This limits the inspectors ability to determine proper footings under the posts, limits the review of potential damage/deterioration at the base of the posts, and may cause wood deterioration/moisture damage. it is typically advised that support posts rest on cleats that allow air-flow around and under the posts. Recommend further evaluation for corrections as needed by a licensed contractor prior to close.

1.15 Exterior Comments

Comments: Review

A tree at the front of the home is in contact with or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow. Removal by a qualified arborist or other options to prevent such damage is recommended.

1.17 Lawn Sprinklers

Comments: Comments

Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Styles & Materials

Method Used to Inspect Roof:
Ground
Second Floor Windows

Roof Material Type:
Architectural

Roof Structure:
2 X 6 Rafters
Plywood Sheathing
OSB Sheathing

Roof-Type:
Serviceable
Gable

Exposed Flashings:
Metal
Rubber

Items

2.0 Roof Conditions

Comments: Comments

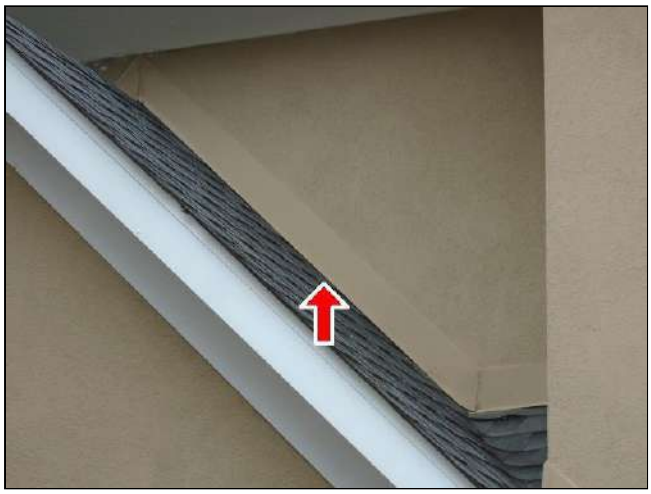
Roof shows normal wear for its age and type. No significant damage, deterioration, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

2.1 Roof Penetrations and Exposed Flashings

Comments: Review

(1) No kick-out flashing is present at the bottom of the roof-to-wall flashing. Normally, a diagonal piece of flashing should be present to divert water running down the roof off the wall of the house and into a gutter or to the ground. Water running onto the siding and trim can create an excessive moisture condition which can lead to deterioration of these materials. We recommend kick-out flashing be installed by a qualified professional.

(2) Inspector is unable to determine if step flashing is present. Visible flashing observed installed over the shingles whereas step flashing is installed beneath the shingles. Recommend further evaluation by a licensed roofer to verify proper installation of the flashing or for corrections as needed prior to close.



2.2 Roof Drainage Systems (Gutters/Downspouts)

Comments: Maintenance

(1) Gutter downspouts were detached and may not drain as intended. Recommend review by a qualified professional for corrections as needed.

(2) Downspouts exit into an underground drainage system. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. Drains to underground drain piping which was not tested.

(3) Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

2.3 Roof Comments

Comments: Comments

Limited review. Due to the nature of some roofing structures height and pitch, as well as weather conditions, the roof is not always mounted during a home inspection. It is always recommended that a licensed roofer mount and inspect the condition of the roof to verify serviceability and estimate the remaining life of the shingles before the client closes.

3. Garage / Carport

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials

Garage Type:
Attached

Exterior Wall Cladding:
Same as House

Roof Material Type:
Same as House

Method Used to Inspect Roof:
Same as House

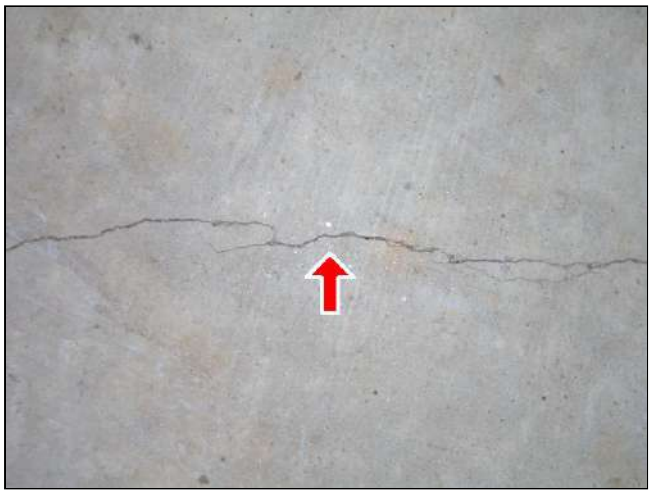
Garage Door Material:
Metal

Items

3.2 Garage Floor

Comments: Review

Minor cracking observed, recommend maintenance and repairs by a qualified contractor as needed.



3.3 Garage Door(s)

Comments: Serviceable

3.4 Garage Door Openers

Comments: Serviceable

Garage door openers are to be equipped with dual safety reverse devices, electric eye sensors and a contact reversing mechanism. If the contact safety reversing mechanism is not operating or present, the inspector will not test the force activated reversing mechanism as it can potentially cause damage to the door or the door opener hardware. Suggest client verify proper operation of the garage door and its safety mechanisms with the seller as needed prior to close.

Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

3.5 Occupant Door(s)

Comments: Serviceable

3.7 Garage Walls

Comments: Review

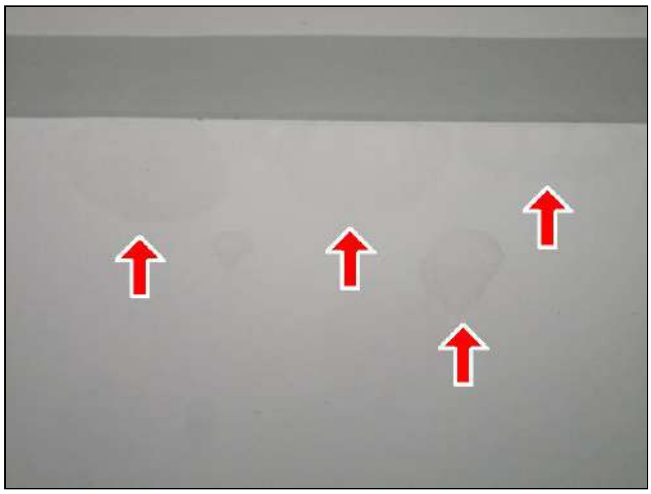
(1) Stains observed on the garage posts. An elevated level of moisture was detected using an electronic moisture meter. A qualified contractor is needed for further review to determine the source of the moisture and to perform necessary corrections prior to close.

(2) Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

3.8 Garage Ceiling

Comments: Review

Stains observed on ceiling in the garage ceiling, inaccessible with a moisture meter. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections as needed.



3.9 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

3.10 Garage Comments

Comments: Review

(1) Although identification of termites is beyond the scope of a general home inspection, mud tubes or damaged areas indicative of possible termite activity were observed at the garage door post. We are unable to determine if it is currently active or the extent of any potential damage. We suggest consulting with homeowner regarding any past history of treatment. We recommend arranging for further review by a licensed pest control specialist prior to close and review by a qualified contractor for repairs of any potential damage.

(2) Limited review of the garage due to personal property. Client is advised to verify the condition of all unobserved areas prior to close.

4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:
Pre-Fab

Chimney Flue Type:
Metal

Items

4.0 Chimney Conditions

Comments: Comments

It is highly recommended that the chimney(s) be checked by a CSIA (Chimney Safety Institute of America) certified chimney professional prior to closing and cleaned if necessary. NFPA (National Fire Protection Association) 211 recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. All references to a "qualified chimney professional" or "contractor" in this section means a CSIA certified individual.

4.1 Chimney Flue

Comments: Comments

Limited Review. Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors, such as but not limited to; cleanliness, offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

4.2 Flashings

Comments: Serviceable

4.3 Spark Arrestor / Rain Cap

Comments: Serviceable

4.4 Saddle / Cricket

Comments: Serviceable

5. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:
Basement

Floor Structure:
2 X 10 Wood Joists

Wall Structure:
Traditional Wood Frame Construction
Poured Concrete

Ceiling Structure:
Not Visible

Columns or Piers:
Supporting Walls

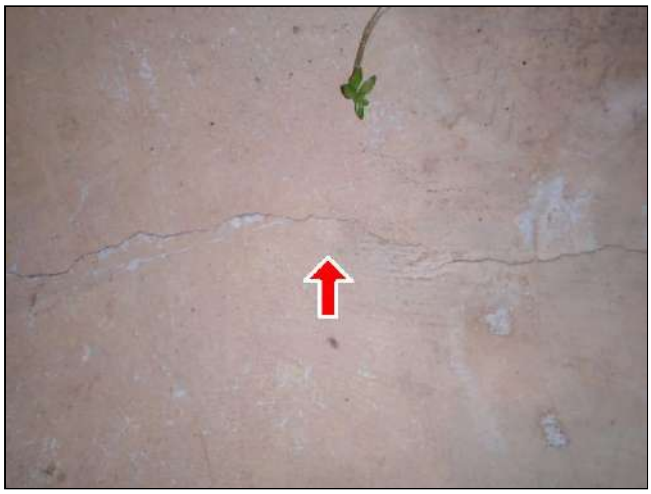
Foundation Ventilation:
Windows
Exterior Door(s)

Items

5.0 Slab

Comments: Review

Minor settlement cracking observed in the slab at the front. Inspector is unable to determine when settlement occurred or if additional settlement is likely. It is suggested to seal all cracks in the slab to prevent moisture or pest intrusion. Settlement does not appear to be affecting the serviceability of the structure. Recommend review by licensed contractor for corrections prior to close.



5.1 Foundation, Basement and Crawlspace

Comments: Serviceable

5.2 Sub Floors (Basement and Crawlspace)

Comments: Serviceable

5.3 Walls (Basement and Crawlspace)

Comments: Review

(1) Minor settlement cracking observed at the front wall. This is an indication that previous settlement has occurred at this location. The inspector is unable to determine when settlement occurred or if additional settlement is likely. Settlement does not appear to be affecting the serviceability of the structure. It is suggested to seal all cracks to prevent moisture or pest intrusion. Recommend review by a licensed contractor for further evaluation and corrections as needed prior to close.

(2) Efflorescence is present on the front foundation wall in the basement at an area of cracking. Efflorescence is the salts left behind from moisture soaking into or passing through a masonry product. This moisture could adversely affect the foundation and/or the basement environment. Recommend review by a licensed contractor specializing in moisture control to determine the source of moisture and recommend or make necessary corrections to prevent further moisture intrusion.

5.5 Columns or Piers (Basement and Crawlspace)

Comments: Serviceable

5.6 Joists (Basement and Crawlspace)

Comments: Serviceable

5.7 Beams (Basement and Crawlspace)

Comments: Serviceable

5.10 Electrical (Basement and Crawlspace)

Comments: Serviceable

5.13 Ventilation (Foundation Areas and Attics)

Comments: Serviceable

5.14 Structural Components Comments

Comments: Review

Wildlife droppings or other evidence of wildlife activity observed. Suggest review by licensed pest control specialist for treatment as needed.

6. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. Determining whether or not the waste water disposal system is public or private and inspection of waste water disposal systems is not within the scope of this inspection. It is recommended that all public or private waste water disposal systems be reviewed by a licensed plumber or septic system specialist prior to close. Determining the condition or material type used at the main water service from the street to the home is not within the scope of this inspection. A review by a qualified plumber for evaluation of all underground water lines is recommended prior to close. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply

Styles & Materials

Water Source (To Home):	Plumbing Water Distribution (Inside home):	Plumbing Waste & Vent Pipes:
Public	Copper	PVC
Water Shut Off Location:	**Main Fuel Shut Off Location:**	
Basement	Left Side Exterior at Gas Meter	

Items

6.0 Plumbing Water Supply System

Comments: Serviceable

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason, main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for long periods.

6.1 Drain Waste and Vent Systems

Comments: Serviceable

6.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Comments: Maintenance

The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

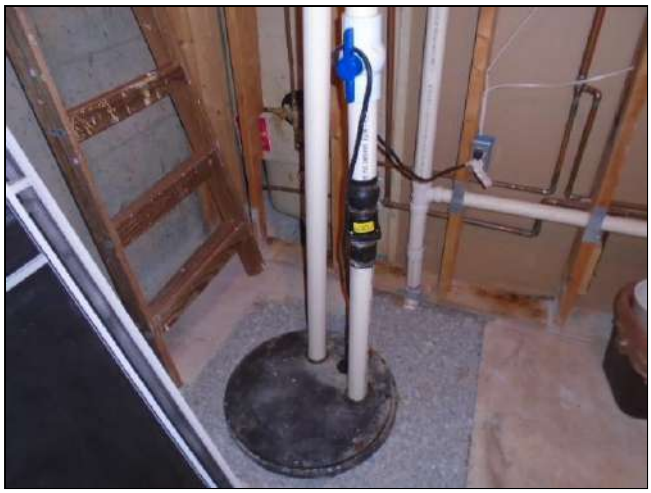
6.3 Pressure Regulating Valve

Comments: Serviceable

6.6 Ejector Pump(s)

Comments: Comments

Ejector pump noted. As this device is sealed, they are beyond the scope of this inspection. Client may wish to obtain a further review from the seller or from a qualified licensed plumber prior to closing to ensure proper operation of these systems.



7. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Styles & Materials

Electrical Main Service:
Underground
120/240 Volts
Aluminum

Main Electrical Panel Location:
Basement

Equipment Grounding Present:
Yes

Service Amperage:
200 AMPS

Panel Type:
Breakers
No AFCI's (Arc-Fault Interrupters)

Branch Wiring Type:
Copper

Wiring Methods:
Non Metallic Sheathed Cable (Romex)

Futures Avaliable:
Yes

Electric Panel Manufacturer:
CUTLER HAMMER

Items

7.0 Electrical Main Service

Comments: Review

Electrical meter is pulled away from the home. Recommend review by a qualified professional for corrections prior to close to ensure safe, proper function of all electrical components.

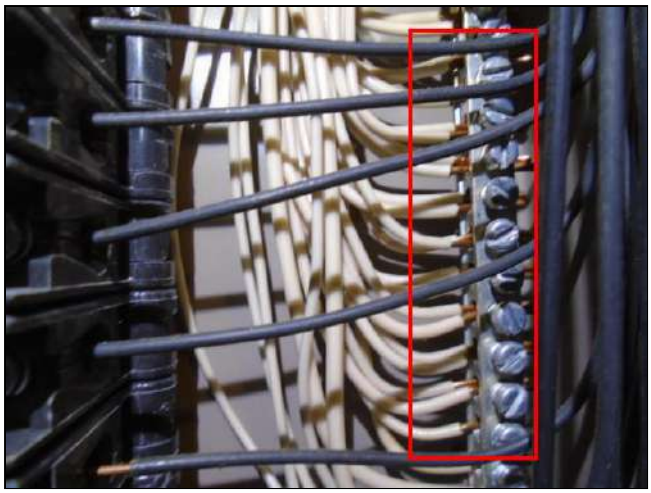
7.1 Equipment Grounding

Comments: Serviceable

7.2 Main Electrical Panel Condition

Comments: Review

(1) Doubled up neutral were noted in the main panel. Doubling up on the neutrals creates a significant problem when the circuit needs to be isolated. Each neutral conductor should terminate within the panel board in an individual terminal. Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor. In order to isolate the circuit, the branch breaker is turned off and removing the neutral conductor from the terminal and re-locating to an open neutral bus terminal and securing the neutral wire. A licensed electrician is needed to review this panel and make all corrections necessary to ensure safe and proper operation of the system.



(2) Futures are available for expansion in the electrical panel

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

7.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Comments

Arc-fault interrupters are not present. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

7.6 Smoke Alarms

Comments: Review

(1) Suggest installing additional smoke alarms in appropriate areas, such as inside of the bedrooms, as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

(2) The smoke/CO alarms should be tested upon moving into the home and as a part of a normal maintenance routine as a safety measure.

7.7 Carbon Monoxide Alarms

Comments: Review

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions on each level of the home.

8(A) . First Floor Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Styles & Materials

Number of Heating Systems:
One

Heating System Type(s):
Gas Forced Air Furnace

Filter Type:
Disposable
Extra Info : 16x25x4

Heating Unit Location(s):
Basement

Energy Source:
Natural Gas

Heating System Brand:
CARRIER

Heating System(s) Service:
First Floor

Ductwork:
Insulated

Heating System Age:
Furnace Serviceable
11 Years

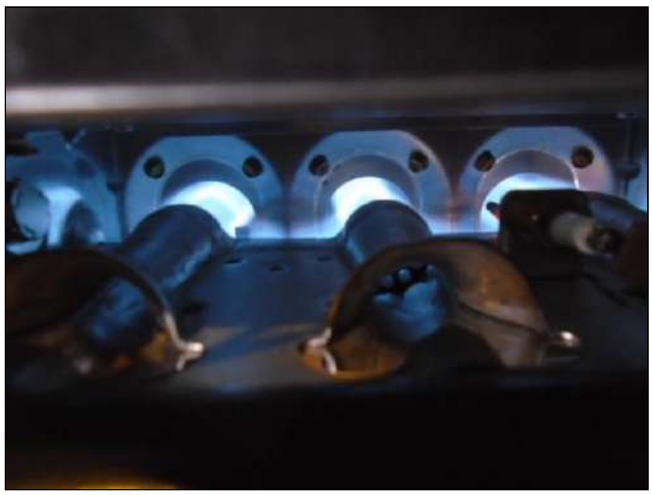
Items

8.0.A Heating Equipment Condition

Comments: Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The heating system was tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.



(3) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

8.1.A Energy Source

Comments: Serviceable

8.2.A Exhaust Venting

Comments: Review

Gap observed in vent pipe, which is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, prior to close.

8.3.A Thermostat

Comments: Serviceable

8.4.A Air Filters

Comments: Maintenance

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

8.5.A Distribution / Ducting Systems

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

8(B) . Second Floor Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Styles & Materials

Number of Heating Systems:
One

Heating System Type(s):
Gas Forced Air Furnace

Filter Type:
Disposable
Extra Info : 16x25x4

Heating Unit Location(s):
Attic

Energy Source:
Natural Gas

Heating System Brand:
CARRIER

Heating System(s) Service:
Second Floor

Ductwork:
Insulated

Heating System Age:
Furnace Serviceable
11 Years

Items

8.0.B Heating Equipment Condition

Comments: Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The heating system was tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

(3) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

8.1.B Energy Source

Comments: Serviceable

8.2.B Exhaust Venting

Comments: Serviceable

8.3.B Thermostat

Comments: Maintenance

Damaged face plate observed at the thermostat. Recommend review by a qualified professional for corrections as needed.

8.4.B Air Filters

Comments: Maintenance

(1) Filter is dirty; recommend replacement for proper operation of the system. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

(2) We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit’s operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

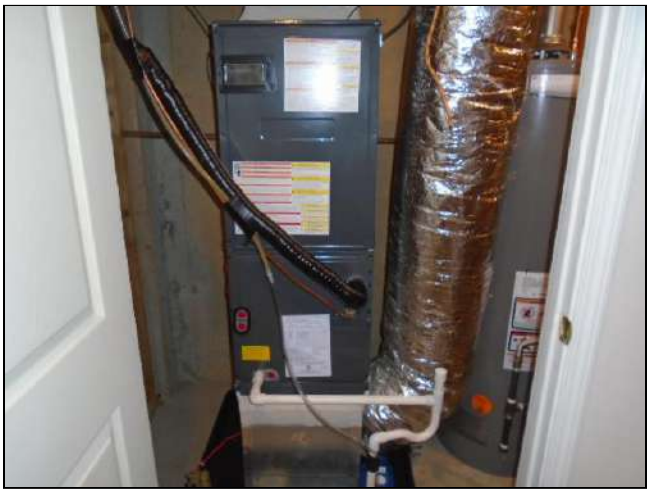
8.5.B Distribution / Ducting Systems

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

8(C) . Basement Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.



Styles & Materials

Number of Heating Systems:
One

Heating System Type(s):
Heat Pump Forced Air (also provides cool air)

Filter Type:
Disposable

Heating System Age:
Heat Pump Serviceable (Tested in Heating Mode)
1 Year

Heating Unit Location(s):
Basement

Energy Source:
Electric

Filter Size:
16x20x1

Heating System(s) Service:
Basement

Ductwork:
Insulated

Heating System Brand:
GOODMAN

Items

8.0.C Heating Equipment Condition
Comments: Serviceable

(1) The heat pump was tested in the heating mode and was operational at the time of inspection.

(2) An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat.

8.1.C Energy Source

Comments: Serviceable

8.3.C Thermostat

Comments: Serviceable

8.4.C Air Filters

Comments: Maintenance

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit’s operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

8.5.C Distribution / Ducting Systems

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

9(A) . First Floor Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems:
One

AC Unit Location(s):
Exterior Rear

AC System(s) Service:
First Floor

Cooling Equipment Type(s):
Split Air Conditioning System

Cooling Equipment Energy Source:
Electricity

Air Condtioner Brand:
CARRIER

AC System Age:
11 Years

Items

9.0.A Cooling and Air Handler Equipment Condition

Comments: Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

(3) Condensate drainpipe from the AC unit terminates near the foundation of the house. Condensate drainpipe should be extended away foundation wall.

9.2.A Energy Source

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

9(B) . Second Floor Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems:
One

AC Unit Location(s):
Exterior Rear

AC System(s) Service:
Second Floor

Cooling Equipment Type(s):
Split Air Conditioning System

Cooling Equipment Energy Source:
Electricity

Air Condtioner Brand:
CARRIER

AC System Age:
11 Years

Items

9.0.B Cooling and Air Handler Equipment Condition

Comments: Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

9.2.B Energy Source

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

9(C) . Basement Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems:
One

AC Unit Location(s):
Exterior Rear

AC System(s) Service:
Basement

Cooling Equipment Type(s):
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Air Condtioner Brand:
GOODMAN

AC System Age:
1 Year

Items

9.0.C Cooling and Air Handler Equipment Condition

Comments: Review

(1) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating Heat Pump air conditioning units when outside temperatures are less than 65 degrees, this unit was not operated in the cooling mode. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.

(2) An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested

in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat.

9.2.C Energy Source

Comments: Serviceable

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

10. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Styles & Materials

Number of Water Heating Systems:
One

Water Heater Location(s):
Basement

Water Heater Design Type:
Natural Gas

Water Heater Energy Source:
Natural Gas

Water Heater Capacity:
50 Gallon

Water Heater Brand:
RHEEM

Water Heater Age:
Serviceable
1 Year

Thermal Expansion Tank:
Thermal Expansion Tank Present

Items

10.0 Water Heater Condition

Comments: Serviceable
Water heater was serviceable at time of inspection.

10.1 Supply Lines

Comments: Review

The thermal expansion tank is not properly secured/supported. Supply lines are not intended to support the thermal expansion tank and may become damaged under its weight. Recommend review for corrections by a licensed plumber prior to close.

10.2 Energy Source

Comments: Serviceable

10.3 Flue Venting

Comments: Serviceable

10.4 Temperature / Pressure Release Valve

Comments: Serviceable

Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason TRP value valve is not tested during a home inspection. We suggest caution when operating TRP values that have not been tested for a long period of time. When a new water heater is installed a new TRP valve should be installed.

10.5 Overflow Pan / Drain Line

Comments: Serviceable

10.6 Hot Water Temperature

Comments: Review

The water temperature at time of inspection was 138 degrees, which is not within the normal operating range of 110 to 130 degrees. Recommend having a qualified professional adjust temperature to between 110 and 130 degrees for safety.

11. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. Refrigeration units are not within the scope of this inspection and it is recommend that the buyer verify proper working order of any refrigeration units present.

Styles & Materials

Cabinet(s):
Laminate

Countertop(s):
Laminate

Dishwasher Brand:
Serviceable
WHIRLPOOL

Exhaust/Range Hood Brand:
Serviceable
RECIRULATING
WHIRLPOOL

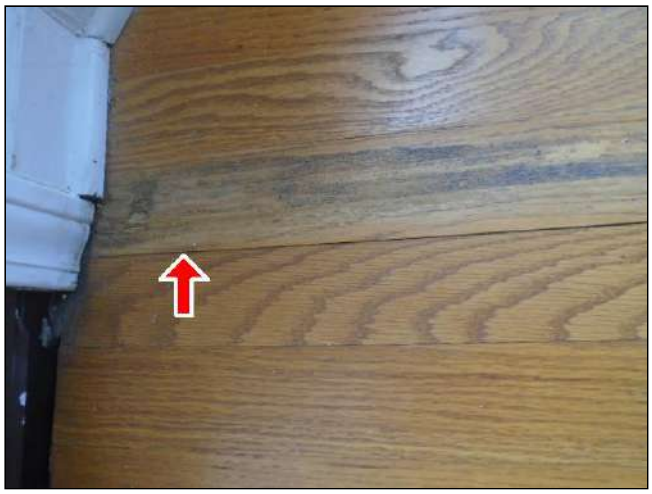
Range/Oven Brand:
Gas Stove/Oven
Serviceable
FRIGIDAIRE

Items

11.0 Floors

Comments: Review

(1) Water damaged floor observed at the rear entry door. An elevated level of moisture was detected using an electronic moisture meter indicating recent or active leaks. A qualified contractor is needed for further review to determine the source of the moisture and to perform necessary corrections prior to close.



(2) Stains, discoloration, growth and/or evidence of moisture observed in the kitchen floor at the rear entry door. These conditions may indicate fungal growth and were discovered during the home inspection. Because certain types of fungal growth may be toxic and result in adverse health effects, it is strongly recommended that an environmental inspection be performed by a qualified professional to determine the presence of, and types of, fungal growth in the house and that corrective measures be taken to limit moisture inside the home. Remediation of any areas affected by fungal growth should be performed by a qualified professional prior to close.

11.1 Walls

Comments: Serviceable

11.2 Ceiling

Comments: Serviceable

11.3 Doors

Comments: Serviceable

11.4 Windows

Comments: Review

Broken sash wire/spring observed in the window second from the left in the breakfast area. This is a safety concern. Sash wire/spring holds window in open position. Recommend review by a qualified contractor for repairs prior to close.

11.5 Heat / Cooling Source

Comments: Maintenance

Air register is not secured to the floor properly, re-securing by a qualified professional is needed.

11.6 Receptacles, Switches and Fixtures

Comments: Review

(1) Several receptacles were loose. Suggest a qualified electrician secure for safety.

(2) Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; recommend a qualified electrician install ground fault circuit interrupter outlets as a safety enhancement.

11.7 Counters and Cabinets (representative number)

Comments: Maintenance

Water damage observed in the cabinet beneath the sink. Recommend review by a qualified contractor for corrections as needed.

11.8 Sinks

Comments: Serviceable

11.9 Plumbing Drains

Comments: Serviceable

11.11 Dishwasher(s)

Comments: Maintenance

(1) No loop in drain line. The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.

(2) Damaged soap cup was observed at the interior of the dishwasher. Recommend review by a qualified appliance technician for repairs/replacement as needed.

(3) Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

11.12 Ranges/Ovens/Cooktops

Comments: Serviceable

The stove/range elements and oven were tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

11.13 Range Hood(s)

Comments: Serviceable

(1) The hood vent/fan was operational at the time of inspection.These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

(2) This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.

11.17 Refrigerator

Comments: Comments

The refrigerator for this property was not tested or inspected. These units are not within the scope of a general home inspection. Suggest verifying operation of this appliance prior to close if it is included in the sale.

12. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Styles & Materials

Number of Bathrooms:
Three Bathrooms
One Half Bathroom

Bath Tub / Shower:
Seperate Shower
Combined Bath Tub & Shower
Hydro-Massge Tub

Exhaust Fans:
Fan Only
Fan with Light

Countertop(s):
Solid Surface Material

Cabinet(s):
Laminate

Items

12.0 Floors

Comments: Serviceable

12.1 Walls

Comments: Serviceable

12.2 Ceiling

Comments: Serviceable

12.3 Doors

Comments: Maintenance

The door hardware is damaged in the master bathroom. Suggest repairs/replacements by a qualified contractor for proper operation.

12.4 Closets

Comments: Serviceable

12.5 Windows

Comments: Review

(1) The inspector is unable to determine if glass in the master bathroom is tempered safety glass, due to no seal observed. Client is advised to consult with sellers as to the presence of safety glass to ensure safety.

(2) Moisture damaged trim and/or sill observed in the master bathroom, no moisture was detected at the time of inspection. Recommend further evaluation by a qualified contractor for repairs or replacement as needed, prior to close.

12.6 Heat / Cooling Source

Comments: Serviceable

12.7 Receptacles, Switches and Fixtures

Comments: Review

The dedicated GFCI for the master bathroom hydro-massage tub did not trip when tested (defective); suggest review by licensed electrician for repairs or replacement as needed for safety.

12.8 Exhaust Fan(s)

Comments: Review

(1) No ventilation (operable window or exhaust fan) for the bath and shower area of the master bathroom. Normally an exhaust fan or an operable window is needed for proper ventilation and moisture control. Recommend review by a qualified contractor for corrections prior to close.

(2) Exhaust fan in the basement bathroom and shared bathroom is noisy. Recommend review by a qualified contractor for repair or replacement as necessary.

12.9 Bath Tub

Comments: Review

(1) The master bathroom faucet is loose. Recommend review by a licensed plumber for repair or replacement as necessary, prior to close.

(2) Access for the hydro-massage tub pump was caulked in and could not be removed without damaging materials at the time of inspection. The inspector is unable to verify conditions of the pump or other concealed items in this location. Recommend review for corrections by a licensed contractor as needed prior to close.

(3) The hydro-massage tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested were in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

12.10 Shower

Comments: Review

(1) Shower head in the master bathroom leaks. Corrections are needed to prevent potential wall damage. Recommend review by a qualified plumber for repairs prior to close.

(2) Shower mast in the shared bathroom and master bathroom is loose in the wall; recommend review by a qualified contractor for corrections as needed.

(3) Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.

12.11 Sinks

Comments: Review

Faucet at the left sink in the master bathroom was improperly installed and leaking, damage to the faucet and worsening leaks may occur if not corrected. Recommend review by a qualified plumber for repair or replacement as necessary, prior to close.

12.12 Toilet

Comments: Review

The toilet bowl is loose at floor anchor bolts in the basement bathroom. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

12.13 Counters and Cabinets

Comments: Serviceable

13. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Metal

Items

13.0 Floors

Comments: Review

(1) Laundry room does not have a drain line for an overflow drain pan at the washing machine. Recommend installing a drain line to the exterior of the house to prevent potential damage to the surrounding area should the washing machine ever leak. Suggest review by a qualified contractor for corrections prior to close.

(2) Vinyl flooring is damaged at multiple locations; this is primarily a cosmetic concern. Recommend review by a qualified contractor for repairs or replacement as needed.

13.1 Walls

Comments: Serviceable

13.2 Ceiling

Comments: Serviceable

13.3 Doors

Comments: Serviceable

13.5 Windows

Comments: Review

The window does not open or close without restriction (possibly due to being painted shut). Maintenance or repair is needed to allow for emergency exit and ventilation.

13.8 Heat / Cooling Source

Comments: Maintenance

Air register is not secured to the floor properly, re-securing by a qualified professional is needed.

13.9 Receptacles, Switches and Fixtures

Comments: Serviceable

13.13 Clothes Washing Machine

Comments: Comments

Clothes washers are not in the scope of this inspection, suggest verify operation with owners prior to close.

13.14 Clothes Dryer

Comments: Comments

Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close.

14. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Styles & Materials

Floor Covering(s):	Wall Material(s):	Ceiling Material(s):
Carpet	Gypsum Board (Drywall)	Gypsum Board (Drywall)

Resilient Flooring
Wood

Interior Doors:
Hollow Core

Window Type(s):
Same as Exterior

Types of Fireplaces / Wood Stove:
Vented Gas Logs

Operable Fireplaces:
One

Items

14.0 Floors

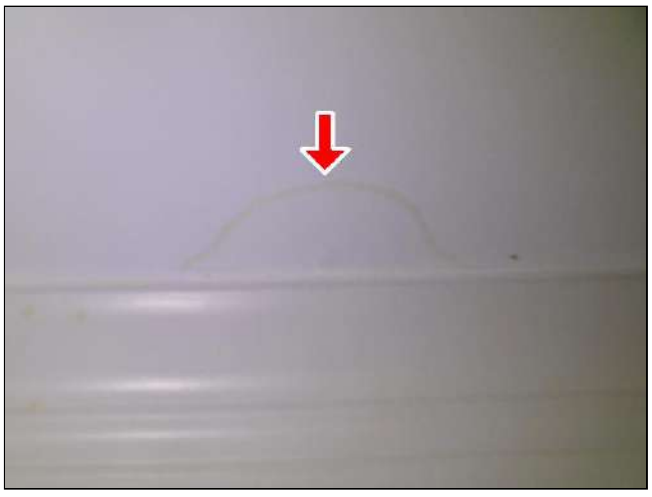
Comments: Review
Floor is sloped/uneven in the dining room. Unable to determine cause. Suggest further review by a qualified contractor prior to closing for corrections as needed.

14.1 Walls

Comments: Serviceable

14.2 Ceilings

Comments: Review
Stains observed on ceiling in the upstairs hallway. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections prior to close.



14.3 Doors (representative number)

Comments: Serviceable

14.4 Closet Doors (representative number)

Comments: Serviceable

14.5 Windows (representative number)

Comments: Review

(1) The inspector was unable to determine if the two picture windows in the family room were tempered glass. Any single pane of glass larger than 9 square feet should be tempered for safety. Recommend confirming the presence of safety glass with sellers or having reviewed by a qualified contractor for corrections.

(2) The window does not open or close without restriction in the family room (possibly due to being painted shut). Maintenance or repair by a qualified contractor is needed to allow for emergency exit and ventilation.

14.6 Heat / Cooling Source

Comments: Serviceable

14.7 Receptacles, Switches and Fixtures

Comments: Review

(1) Outlets at the front wall of the dining room tested as being open ground or ungrounded. Suggest further evaluation by a licensed electrician for corrections prior to close.

(2) No wall switch observed in the family room. In most municipalities it is required that when an individual enters a dark or unlit room, a light fixture or switched receptacle would be provided. This may not have been standard practice at time of original construction. Recommend review by licensed electrician for corrections as needed prior to close.

(3) The ceiling fan in the family room is inoperable. Recommend review by a qualified contractor for repairs or replacement as needed.

(4) Several receptacles were loose in the basement areas. Suggest a qualified electrician secure for safety.

14.9 Fireplaces and Woodstoves

Comments: Comments

Gas logs are present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. Client may wish to consider installing a damper stop for safety if one is not already present.

14.10 Stairways

Comments: Review

Handrails/guardrails at the upstairs hallway were slightly loose. Corrections by a qualified contractor are needed to ensure safety.

15. Bedroom(s)

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.




Styles & Materials

Number of Bedrooms:
Four

Floor Covering(s):
Carpet

Wall Material(s):
Gypsum Board (Drywall)

Ceiling Material(s):
Gypsum Board (Drywall)

Interior Doors:
Hollow Core

Window Type(s):
Same as Exterior

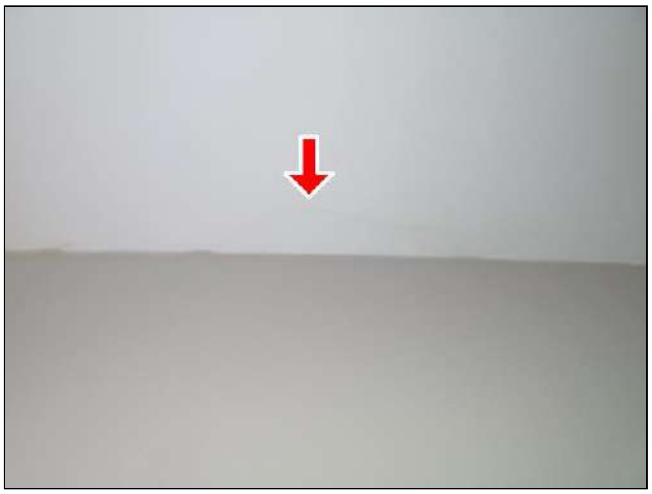
Items

15.0 Floors
Comments: Serviceable

15.1 Walls
Comments: Serviceable

15.2 Ceilings
Comments: Review

Stains observed on ceiling in the right bedroom at the hall door. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections as needed.



15.3 Doors (representative number)

Comments: Serviceable

15.4 Closet Doors (representative number)

Comments: Serviceable

15.5 Windows (representative number)

Comments: Review

The window does not open or close without restriction in the right bedroom and center bedroom (possibly due to being painted shut). Maintenance or repair by a qualified contractor is needed to allow for emergency exit and ventilation.

15.6 Heat / Cooling Source

Comments: Serviceable

15.7 Receptacles, Switches and Fixtures

Comments: Serviceable

16. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.




Styles & Materials

Method Used to Inspect Attic:
Walked

Attic Access Type:
Pull Down Stairs

Attic Insulation:
Blown-In
Batt
Fiberglass

Ventilation:
Gable Vents
Soffit Vents
Thermostatically Controlled Fan

Items

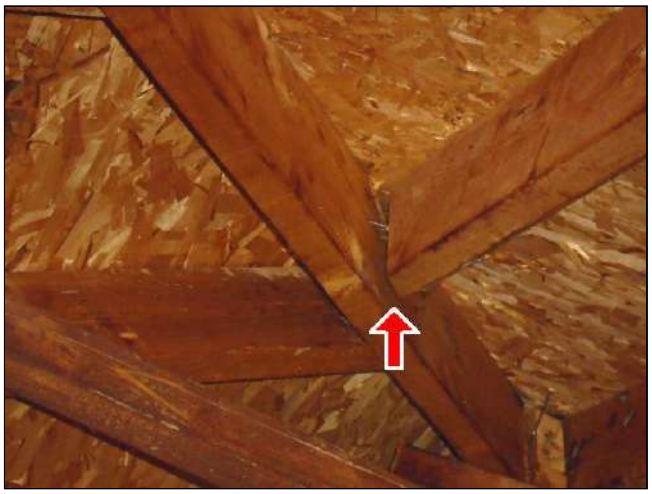
16.0 Attic Access

Comments: Serviceable

16.1 Attic Framing

Comments: Review

Improperly cut, poorly joined rafters noted, we are unable to determine the effect these will have on the structural integrity of the roof system. We recommend review by a licensed structural engineer or other qualified professional for further evaluation and repair or replacement, as necessary, prior to close.



16.2 Attic Sheathing

Comments: Serviceable

16.3 Attic Insulation

Comments: Review

(1) Insulation has been compressed and displaced in several areas of the attic. A licensed general contractor will need to properly place/replace the insulation to prevent temperature loss from the conditioned side.

(2) No insulation or weather-stripping was observed at the attic access. Suggest installation of insulation and weather stripping at all access hatches, pull-down stairs, or doors by a qualified professional as an energy efficiency upgrade.

16.4 Attic Ventilation

Comments: Serviceable

16.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Comments

The attic fan(s) were not accessible or the attic temperatures were too low to view the fan(s) in operation; recommend consulting seller's to ensure proper operation.

16.6 Electrical Wiring, Switches and Fixtures

Comments: Serviceable

16.8 Attic Comments

Comments: Review

(1) Wildlife tunnels or other evidence of wildlife activity observed. Suggest review by licensed pest control specialist for treatment as needed.

(2) Access to portions of the attic were blocked or not accessible. We were unable to view the attic to note possible evidence of leaking, the amount and type of insulation, the condition of the components, etc. There was a limited review of these areas in the attic.

SUMMARY REPORT

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REVIEW SUMMARY

Doc #:	202002-16978	Client Name:	Alexander Garland
Dwelling Address:	1250 Spring Oak Way Cumming GA 30041	Inspector:	Zach Flory

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.2 Exterior Wall Cladding

Review

(1) Portions of the siding at the front of the home are very close to or in direct contact with the ground. This can cause accelerated deterioration and a higher probability of pest infestation. Recommend further evaluation by a licensed contractor for corrections to prevent potential damage.

(2) Deterioration and/or swelling observed in sections of the hardboard siding located at the left side of the home. This material is subject to water absorption and should be regularly painted/sealed to prevent moisture damage. Suggest further evaluation by a qualified contractor for maintenance and/or repairs to prevent further damage/deterioration or replacement as needed.

1.3 Trim, Eaves, Soffits and Fascias

Review

Damaged/deteriorated trim observed at the main entry door. Recommend review by a qualified contractor for repairs to prevent further damage or replacement as needed, prior to close.

1.7 Electrical (exterior)

Review

(1) GFCI located at the deck did not trip when tested (defective); suggest review by licensed electrician for repairs or replacement prior to close.

1.9 Exterior Water Faucets

Review

The exterior faucet located at the front of the home is not properly secured to wall/framing. Corrections by a qualified contractor are needed to prevent twisting of pipe which can cause leakage.

1.14 Deck, Porch, and Balconies

Review

(1) Drainage system at the basement patio area appears to be leaking. Recommend review by a qualified contractor for corrections to prevent damage and deterioration of construction materials at these areas.

(2) The deck support posts are resting in concrete. This limits the inspectors ability to determine proper footings under the posts, limits the review of potential damage/deterioration at the base of the posts, and may cause wood deterioration/moisture damage. it is typically advised that support posts rest on cleats that allow air-flow around and under the posts. Recommend further evaluation for corrections as needed by a licensed contractor prior to close.

1.15 Exterior Comments

Review

A tree at the front of the home is in contact with or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow. Removal by a qualified arborist or other options to prevent such damage is recommended.

2. Roof System

2.1 Roof Penetrations and Exposed Flashings

Review

(1) No kick-out flashing is present at the bottom of the roof-to-wall flashing. Normally, a diagonal piece of flashing should be present to divert water running down the roof off the wall of the house and into a gutter or to the ground. Water running onto the siding and trim can create an excessive moisture condition which can lead to deterioration of these materials. We recommend kick-out flashing be installed by a qualified professional.

(2) Inspector is unable to determine if step flashing is present. Visible flashing observed installed over the shingles whereas step flashing is installed beneath the shingles. Recommend further evaluation by a licensed roofer to verify proper installation of the flashing or for corrections as needed prior to close.

3. Garage / Carport

3.7 Garage Walls

Review

(1) Stains observed on the garage posts. An elevated level of moisture was detected using an electronic moisture meter. A qualified contractor is needed for further review to determine the source of the moisture and to perform necessary corrections prior to close.

3.8 Garage Ceiling

Review

Stains observed on ceiling in the garage ceiling, inaccessible with a moisture meter. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections as needed.

3.10 Garage Comments

Review

(1) Although identification of termites is beyond the scope of a general home inspection, mud tubes or damaged areas indicative of possible termite activity were observed at the garage door post. We are unable to determine if it is currently active or the extent of any potential damage. We suggest consulting with homeowner regarding any past history of treatment. We recommend arranging for further review by a licensed pest control specialist prior to close and review by a qualified contractor for repairs of any potential damage.

5. Structural Components

5.0 Slab

Review

Minor settlement cracking observed in the slab at the front. Inspector is unable to determine when settlement occurred or if additional settlement is likely. It is suggested to seal all cracks in the slab to prevent moisture or pest intrusion. Settlement does not appear to be affecting the serviceability of the structure. Recommend review by licensed contractor for corrections prior to close.

5.3 Walls (Basement and Crawlspace)

Review

(1) Minor settlement cracking observed at the front wall. This is an indication that previous settlement has occurred at this location. The inspector is unable to determine when settlement occurred or if additional settlement is likely. Settlement does not appear to be affecting the serviceability of the structure. It is suggested to seal all cracks to prevent moisture or pest intrusion. Recommend review by a licensed contractor for further evaluation and corrections as needed prior to close.

(2) Efflorescence is present on the front foundation wall in the basement at an area of cracking. Efflorescence is the salts left behind from moisture soaking into or passing through a masonry product. This moisture could adversely affect the foundation and/or the basement environment. Recommend review by a licensed contractor specializing in moisture control to determine the source of moisture and recommend or make necessary corrections to prevent further moisture intrusion.

5.14 Structural Components Comments

Review

Wildlife droppings or other evidence of wildlife activity observed. Suggest review by licensed pest control specialist for treatment as needed.

7. Electrical System

7.0 Electrical Main Service

Review

Electrical meter is pulled away from the home. Recommend review by a qualified professional for corrections prior to close to ensure safe, proper function of all electrical components.

7.2 Main Electrical Panel Condition

Review

(1) Doubled up neutral were noted in the main panel. Doubling up on the neutrals creates a significant problem when the circuit needs to be isolated. Each neutral conductor should terminate within the panel board in an individual terminal. Each neutral conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor. In order to isolate the circuit, the branch breaker is turned off and removing the neutral conductor from the terminal and re-locating to an open neutral bus terminal and securing the neutral wire. A licensed electrician is needed to review this panel and make all corrections necessary to ensure safe and proper operation of the system.

7.6 Smoke Alarms

Review

(1) Suggest installing additional smoke alarms in appropriate areas, such as inside of the bedrooms, as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

7.7 Carbon Monoxide Alarms

Review

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions on each level of the home.

8(A) . First Floor Heating System

8.0.A Heating Equipment Condition

Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

8.2.A Exhaust Venting

Review

Gap observed in vent pipe, which is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, prior to close.

8(B) . Second Floor Heating System

8.0.B Heating Equipment Condition

Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

9(A) . First Floor Air Conditioning System

9.0.A Cooling and Air Handler Equipment Condition

Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

9(B) . Second Floor Air Conditioning System

9.0.B Cooling and Air Handler Equipment Condition

Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

9(C) . Basement Air Conditioning System

9.0.C Cooling and Air Handler Equipment Condition

Review

(1) The outside temperature was 55 degrees at time of inspection. As most manufacturers warn against operating Heat Pump air conditioning units when outside temperatures are less than 65 degrees, this unit was not operated in the cooling mode. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.

10. Water Heater

10.1 Supply Lines

Review

The thermal expansion tank is not properly secured/supported. Supply lines are not intended to support the thermal expansion tank and may become damaged under its weight. Recommend review for corrections by a licensed plumber prior to close.

10.6 Hot Water Temperature

Review

The water temperature at time of inspection was 138 degrees, which is not within the normal operating range of 110 to 130 degrees. Recommend having a qualified professional adjust temperature to between 110 and 130 degrees for safety.

11. Kitchen and Built-in Appliances

11.0 Floors

Review

(1) Water damaged floor observed at the rear entry door. An elevated level of moisture was detected using an electronic moisture meter indicating recent or active leaks. A qualified contractor is needed for further review to determine the source of the moisture and to perform necessary corrections prior to close.

(2) Stains, discoloration, growth and/or evidence of moisture observed in the kitchen floor at the rear entry door. These conditions may indicate fungal growth and were discovered during the home inspection. Because certain types of fungal growth may be toxic and result in adverse health effects, it is strongly recommended that an environmental inspection be performed by a qualified professional to determine the presence of, and types of, fungal growth in the house and that corrective measures be taken to limit moisture inside the home. Remediation of any areas affected by fungal growth should be performed by a qualified professional prior to close.

11.4 Windows

Review

Broken sash wire/spring observed in the window second from the left in the breakfast area. This is a safety concern. Sash wire/spring holds window in open position. Recommend review by a qualified contractor for repairs prior to close.

11.6 Receptacles, Switches and Fixtures

Review

(1) Several receptacles were loose. Suggest a qualified electrician secure for safety.

(2) Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; recommend a qualified electrician install ground fault circuit interrupter outlets as a safety enhancement.

11.7 Counters and Cabinets (representative number)

Maintenance

Water damage observed in the cabinet beneath the sink. Recommend review by a qualified contractor for corrections as needed.

12. Bathroom(s)

12.3 Doors

Maintenance

The door hardware is damaged in the master bathroom. Suggest repairs/replacements by a qualified contractor for proper operation.

12.5 Windows

Review

(1) The inspector is unable to determine if glass in the master bathroom is tempered safety glass, due to no seal observed. Client is advised to consult with sellers as to the presence of safety glass to ensure safety.

(2) Moisture damaged trim and/or sill observed in the master bathroom, no moisture was detected at the time of inspection. Recommend further evaluation by a qualified contractor for repairs or replacement as needed, prior to close.

12.7 Receptacles, Switches and Fixtures

Review

The dedicated GFCI for the master bathroom hydro-massage tub did not trip when tested (defective); suggest review by licensed electrician for repairs or replacement as needed for safety.

12.8 Exhaust Fan(s)

Review

(1) No ventilation (operable window or exhaust fan) for the bath and shower area of the master bathroom. Normally an exhaust fan or an operable window is needed for proper ventilation and moisture control. Recommend review by a qualified contractor for corrections prior to close.

(2) Exhaust fan in the basement bathroom and shared bathroom is noisy. Recommend review by a qualified contractor for repair or replacement as necessary.

12.9 Bath Tub

Review

(1) The master bathroom faucet is loose. Recommend review by a licensed plumber for repair or replacement as necessary, prior to close.

12.10 Shower

Review

(1) Shower head in the master bathroom leaks. Corrections are needed to prevent potential wall damage. Recommend review by a qualified plumber for repairs prior to close.

(2) Shower mast in the shared bathroom and master bathroom is loose in the wall; recommend review by a qualified contractor for corrections as needed.

12.11 Sinks

Review

Faucet at the left sink in the master bathroom was improperly installed and leaking, damage to the faucet and worsening leaks may occur if not corrected. Recommend review by a qualified plumber for repair or replacement as necessary, prior to close.

12.12 Toilet

Review

The toilet bowl is loose at floor anchor bolts in the basement bathroom. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

13. Laundry Area

13.0 Floors

Review

(1) Laundry room does not have a drain line for an overflow drain pan at the washing machine. Recommend installing a drain line to the exterior of the house to prevent potential damage to the surrounding area should the washing machine ever leak. Suggest review by a qualified contractor for corrections prior to close.

14. Interior Rooms and Areas

14.0 Floors

Review

Floor is sloped/uneven in the dining room. Unable to determine cause. Suggest further review by a qualified contractor prior to closing for corrections as needed.

14.2 Ceilings

Review

Stains observed on ceiling in the upstairs hallway. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections prior to close.

14.5 Windows (representative number)

Review

(1) The inspector was unable to determine if the two picture windows in the family room were tempered glass. Any single pane of glass larger than 9 square feet should be tempered for safety. Recommend confirming the presence of safety glass with sellers or having reviewed by a qualified contractor for corrections.

(2) The window does not open or close without restriction in the family room (possibly due to being painted shut). Maintenance or repair by a qualified contractor is needed to allow for emergency exit and ventilation.

14.7 Receptacles, Switches and Fixtures

Review

(1) Outlets at the front wall of the dining room tested as being open ground or ungrounded. Suggest further evaluation by a licensed electrician for corrections prior to close.

(2) No wall switch observed in the family room. In most municipalities it is required that when an individual enters a dark or unlit room, a light fixture or switched receptacle would be provided. This may not have been standard practice at time of original construction. Recommend review by licensed electrician for corrections as needed prior to close.

(3) The ceiling fan in the family room is inoperable. Recommend review by a qualified contractor for repairs or replacement as needed.

(4) Several receptacles were loose in the basement areas. Suggest a qualified electrician secure for safety.

14.10 Stairways

Review

Handrails/guardrails at the upstairs hallway were slightly loose. Corrections by a qualified contractor are needed to ensure safety.

15. Bedroom(s)

15.2 Ceilings

Review

Stains observed on ceiling in the right bedroom at the hall door. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections as needed.

15.5 Windows (representative number)

Review

The window does not open or close without restriction in the right bedroom and center bedroom (possibly due to being painted shut). Maintenance or repair by a qualified contractor is needed to allow for emergency exit and ventilation.

16. Attic

16.1 Attic Framing

Review

Improperly cut, poorly joined rafters noted, we are unable to determine the effect these will have on the structural integrity of the roof system. We recommend review by a licensed structural engineer or other qualified professional for further evaluation and repair or replacement, as necessary, prior to close.

16.3 Attic Insulation

Review

(1) Insulation has been compressed and displaced in several areas of the attic. A licensed general contractor will need to properly place/replace the insulation to prevent temperature loss from the conditioned side.

16.8 Attic Comments

Review

(1) Wildlife tunnels or other evidence of wildlife activity observed. Suggest review by licensed pest control specialist for treatment as needed.

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SUMMARY REPORT

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MAINTENANCE SUMMARY

Doc #:	202002-16978	Client Name:	Alexander Garland
Dwelling Address:	1250 Spring Oak Way Cumming GA 30041	Inspector:	Zach Flory

1. Exterior

1.0 Driveways

Maintenance

Common settlement cracking observed in the driveway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.

1.1 Walkways

Maintenance

Common settlement cracking observed in the front walkway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.

1.2 Exterior Wall Cladding

Review

(3) Composition board siding is also known as "pressboard siding", "hardboard siding", "waferboard siding", and "inner-seal siding". Common name brands of this product are Louisiana Pacific and Masonite. These names refer to a composite wood product made from wafers of wood or paper that has been coated in resin and formed into a mat. An overlay is placed over the mat and pressed into the panels with heat and pressure to create design and texture. The panels are then cut into boards to make lap or panel siding. Wood by its very nature, tends to expand and contract; compressing the wood during the manufacturing process has placed the wood in an unnatural state. Wood will expand if exposed to moisture; the compressed cells in composition siding will also expand and swell. Proper installation and maintenance are critical for this product to perform properly. Exposed edges must be sealed with a good coat of paint or exterior rated sealant, and the wood must remain sealed throughout its life. If the composition board siding is not properly installed or maintained, the boards will retain moisture, swell and rot.

1.5 Doors (Exterior)

Maintenance

Damaged/missing weather stripping observed at the rear entry door in the kitchen/breakfast area. Recommend review by a qualified contractor for repairs or replacement prior to close.

1.13 Patio

Maintenance

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2. Roof System

2.2 Roof Drainage Systems (Gutters/Downspouts)

Maintenance

(1) Gutter downspouts were detached and may not drain as intended. Recommend review by a qualified professional for corrections as needed.

3. Garage / Carport

3.2 Garage Floor

Review

Minor cracking observed, recommend maintenance and repairs by a qualified contractor as needed.

6. Plumbing System

6.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Maintenance

The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

7. Electrical System

7.6 Smoke Alarms

Review

(2) The smoke/CO alarms should be tested upon moving into the home and as a part of a normal maintenance routine as a safety measure.

8(A) . First Floor Heating System

8.4.A Air Filters

Maintenance

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit’s operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/ cooling equipment in optimum and safe working order.

8(B) . Second Floor Heating System

8.3.B Thermostat

Maintenance

Damaged face plate observed at the thermostat. Recommend review by a qualified professional for corrections as needed.

8.4.B Air Filters

Maintenance

(1) Filter is dirty; recommend replacement for proper operation of the system. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

(2) We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/ cooling equipment in optimum and safe working order.

8(C) . Basement Heating System

8.4.C Air Filters

Maintenance

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/ cooling equipment in optimum and safe working order.

9(A) . First Floor Air Conditioning System

9.0.A Cooling and Air Handler Equipment Condition

Review

(3) Condensate drainpipe from the AC unit terminates near the foundation of the house. Condensate drainpipe should be extended away foundation wall.

11. Kitchen and Built-in Appliances

11.5 Heat / Cooling Source

Maintenance

Air register is not secured to the floor properly, re-securing by a qualified professional is needed.

11.11 Dishwasher(s)

Maintenance

(1) No loop in drain line. The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.

(2) Damaged soap cup was observed at the interior of the dishwasher. Recommend review by a qualified appliance technician for repairs/replacement as needed.

12. Bathroom(s)

12.9 Bath Tub

Review

(2) Access for the hydro-massage tub pump was caulked in and could not be removed without damaging materials at the time of inspection. The inspector is unable to verify conditions of the pump or other concealed items in this location. Recommend review for corrections by a licensed contractor as needed prior to close.

13. Laundry Area

13.0 Floors

Review

(2) Vinyl flooring is damaged at multiple locations; this is primarily a cosmetic concern. Recommend review by a qualified contractor for repairs or replacement as needed.

13.5 Windows

Review

The window does not open or close without restriction (possibly due to being painted shut). Maintenance or repair is needed to allow for emergency exit and ventilation.

13.8 Heat / Cooling Source

Maintenance

Air register is not secured to the floor properly, re-securing by a qualified professional is needed.

16. Attic

16.3 Attic Insulation

Review

(2) No insulation or weather-stripping was observed at the attic access. Suggest installation of insulation and weather stripping at all access hatches, pull-down stairs, or doors by a qualified professional as an energy efficiency upgrade.

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