

Castle Inspector



Report Especially Prepared For:

Joey & Katie Raborn
1361 Wesleyan Ct
Marietta, GA 30

Inspected By:

Castle Inspector
1827 Leiden Court
Dunwoody, Georgia 30338
Phone: (404) 483-2622
castleinspector@comcast.net
<http://www.castleinspector.com>



Date of Inspection: 3/4/2020



Castle Inspector

1827 Leiden Court, Dunwoody, Georgia 30338

Phone: (404) 483-2622

<http://www.castleinspector.com> castleinspector@comcast.net

Address of Inspection: 1361 Wesleyan Ct, Marietta, GA 30

Client: Joey & Katie Raborn

Date: 3/4/2020

General Information

Seller's Agent:
Company:
Phone: (-) -
Email:

Buyer's Agent:
Company:
Phone: (-) -
Email:

Weather Conditions: Raining 50 ° Fahrenheit

Property Status: Occupied

Vacant

Partly Occupied

Utilities Off

Incomplete

Approximate Square Feet: 3488

Approximate Year Built: 1980

Invoice

Report Number: 20200304-RNC-1

Inspection Type: Visual

Total Fee: \$635.00

Paid By: Credit Card

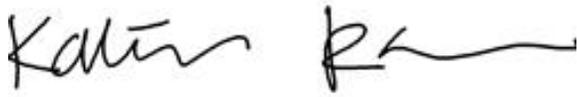
AGREEMENT FOR HOME INSPECTION SERVICES

The address of the property is: 1361 Wesleyan Ct, Marietta, GA 30.
Fee for the home inspection is \$635.00.

THIS AGREEMENT made on 3/4/2020, by and between Rick Cobb (hereinafter "INSPECTOR") and Joey & Katie Raborn (the undersigned, hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with NACHI must be brought only in the District Court of Boulder County, Colorado.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
10. This Agreement is not transferable or assignable.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.



Signed: _____ Date: 3/4/2020
(client)



Signed: _____ Date: 3/4/2020
(inspector)

Property Analysis Report

Castle Inspector
1827 Leiden Court, Dunwoody, Georgia 30338

Date / Time: 3/4/2020 1000 Weather Conditions: Raining 50 ° Fahrenheit

Property:

- Occupied Vacant
 Partly Occupied Utilities Off
 Incomplete

Present at inspection:

- Owner Buyer's Agent Buyer Seller's Agent
 Tenant Builder's Representative

Property Type:

- Residential
 Commercial
 Apartment Building

Property Style:

- One Story Two Story
 Three Story Split Foyer / Level
 Contemporary Cape Cod
 Duplex / Multiplex Townhouse / Row
 Condominium Historic
 Modular Chalet
 Tudor / Victorian / Colonial Cottage / Log Cabin
 Ranch Traditional

Property Location:

- Inland
 Waterfront
 Top of Hill
 Flood Plane

SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

#1 Major Concerns Items

1. The screen porch is partially supported by the cantilevered chimney framing. The chimney has sagged. Recommend installing vertical posts supported by proper footings to prevent further sagging footings not present under walkway. (See Figure #1) (See Figure #2)
2. The AC units were not tested due to the cold exterior temperatures. The AC compressors are 15 years old. Average lifespan is 12-15 years. The Main floor furnace is 3 years old, the second floor unit is 15. Average life expectancy is 20 years. Recommend full service by qualified HVAC contractor, to determine functionality of HVAC system (s) and affect necessary adjustments and repairs. Recommend the purchase of a home warranty to help cover repairs or replacement costs.
3. The basement shower head drips while the faucet is turned off. The waster supply plumbing for the shower is also leaking. Recommend inspection and repair by qualified plumber. (See Figure #3) (See Figure #4) (See Figure #5)
4. Uncovered electrical connections were noted in the attic behind the laundry and under the basement stairs. Recommend placing all electrical connections in covered junction boxes for safety. (See Figure #6) (See Figure #7)
5. The basement bathroom outlet and the unfinished basement outlets are not GFCI protected. GFCI outlets are recommended on the exterior, in the garage, unfinished basement, crawlspace, and within 6 feet of sinks to prevent accidental electrical shock. (See Figure #8) (See Figure #9) (See Figure #10)
6. The hot water heater temperature exceeds 140 degrees. Recommend turning to a maximum of 125 degrees to prevent scalding. (See Figure #11)
7. The lower rear window sash in the bonus room is not attached to the springs. This will keep the sash from staying up and allow the sash to fall suddenly. Recommend repair for security and safety. (See Figure #12) (See Figure #13)
8. Evidence of animal infestation in the attic space above the garage hallway. Heavy wood roach evidence noted in the same space. Recommend consulting an exclusion/extermination service to seal all entry points and eliminate infestation. (See Figure #14) (See Figure #15)
9. A radon test is being performed on the home. The test results will be available Monday morning.
10. The sprinkler system was not operational. The electrical connector has been removed. There is an irrigation pump in the box on the lower patio which has no electrical connection. Recommend further evaluation and repair by qualified contractor. (See Figure #16) (See Figure #17)
11. The powder room lacks a working window or a fan. Recommend installation of an exhaust fan to prevent moisture/mildew build up. (No pic)

#2 Minor Concerns Items

1. Recommend properly trimming and positioning garage door gaskets to prevent animal and insect entry. (See Figure #18) (See Figure #19)
2. The walkway on the left side of the home also serves as drainage from the front yard. The area does not drain properly. Recommend proper grading/landscaping to allow for drainage. (See Figure #20)

3. Signs of previous leak under the kitchen sink. Repairs noted. No current leakage. Monitor and repair as necessary. (See Figure #21)
4. Minor slab cracks noted. Typical. Monitor and repair as necessary. (See Figure #22)
5. The dehumidifier has a bad bearing. Budget for replacement. (See Figure #23)

#3 Utility Shutoffs, etc. Items

1. The electrical panels are located in the unfinished basement. (See Figure #24) (See Figure #25)
2. Filter access in the attic and the basement. Size 16x25x5. (See Figure #26) (See Figure #27)
3. The main gas shutoff is located on the exterior next to the meter. (See Figure #28)
4. Main water shut off is located behind the access panel in the basement ceiling. (See Figure #29) (See Figure #30)
5. Drone Roof pictures. (See Figure #31) (See Figure #32) (See Figure #33) (See Figure #34) (See Figure #35) (See Figure #36)

Figure Number 1



The screen porch is partially supported by the cantilevered chimney framing. The chimney has sagged. Recommend installing vertical posts supported by proper footings to prevent further sagging footings not present under walkway.

Figure Number 2



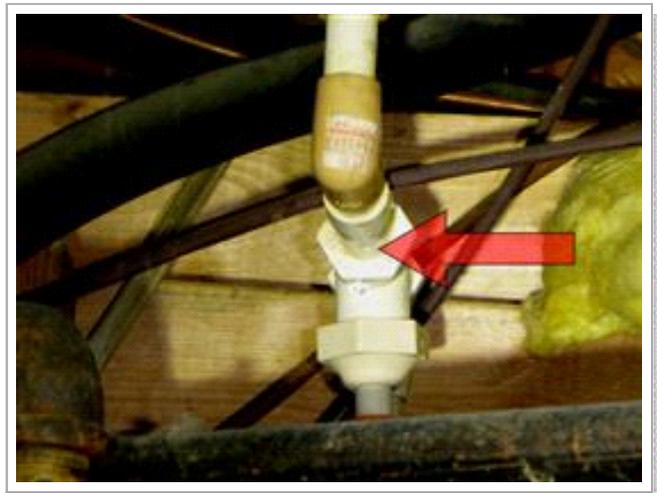
The screen porch is partially supported by the cantilevered chimney framing. The chimney has sagged. Recommend installing vertical posts supported by proper footings to prevent further sagging footings not present under walkway.

Figure Number 3



The basement shower head drips while the faucet is turned off. The waster supply plumbing for the shower is also leaking. Recommend inspection and repair by qualified plumber.

Figure Number 4



The basement shower head drips while the faucet is turned off. The waster supply plumbing for the shower is also leaking. Recommend inspection and repair by qualified plumber.

Figure Number 5



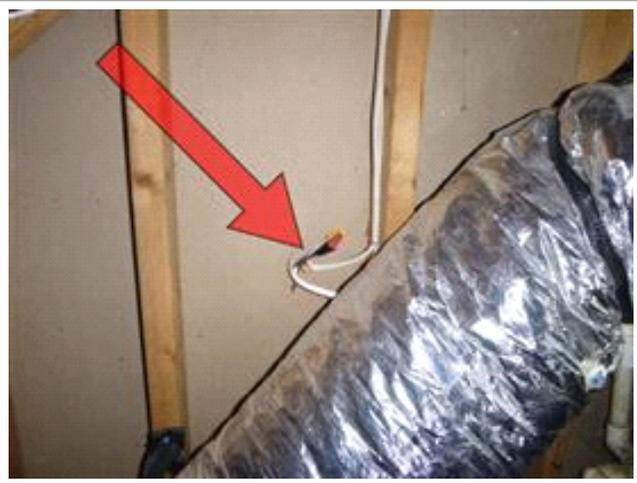
The basement shower head drips while the faucet is turned off. The waster supply plumbing for the shower is also leaking. Recommend inspection and repair by qualified plumber.

Figure Number 6



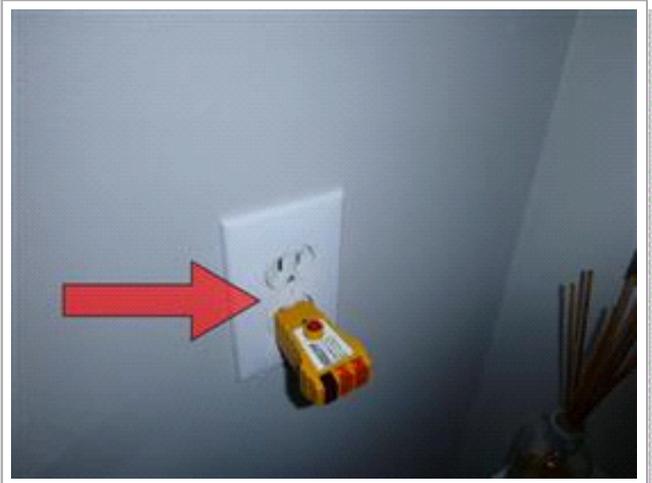
Uncovered electrical connections were noted in the attic behind the laundry and under the basement stairs. Recommend placing all electrical connections in covered junction boxes for safety.

Figure Number 7



Uncovered electrical connections were noted in the attic behind the laundry and under the basement stairs. Recommend placing all electrical connections in covered junction boxes for safety.

Figure Number 8



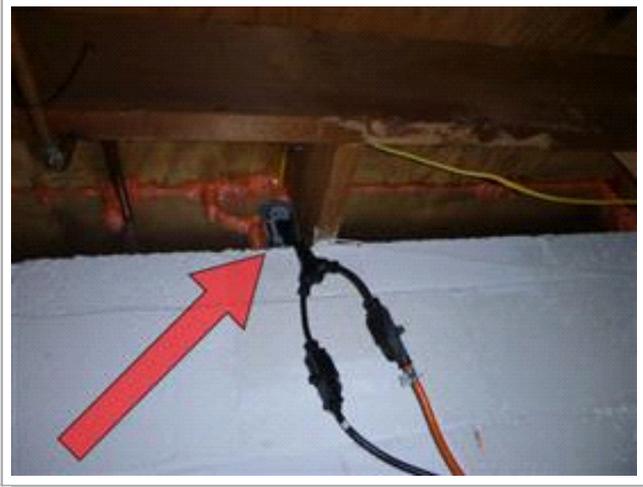
The basement bathroom outlet and the unfinished basement outlets are not GFCI protected. GFCI outlets are recommended on the exterior, in the garage, unfinished basement, crawlspace, and within 6 feet of sinks to prevent accidental electrical shock.

Figure Number 9



The basement bathroom outlet and the unfinished basement outlets are not GFCI protected. GFCI outlets are recommended on the exterior, in the garage, unfinished basement, crawlspace, and within 6 feet of sinks to prevent accidental electrical shock.

Figure Number 10



The basement bathroom outlet and the unfinished basement outlets are not GFCI protected. GFCI outlets are recommended on the exterior, in the garage, unfinished basement, crawlspace, and within 6 feet of sinks to prevent accidental electrical shock.

Figure Number 11



The hot water heater temperature exceeds 140 degrees. Recommend turning to a maximum of 125 degrees to prevent scalding.

Figure Number 12



The lower rear window sash in the bonus room is not attached to the springs. This will keep the sash from staying up and allow the sash to fall suddenly. Recommend repair for security and safety.

Figure Number 13



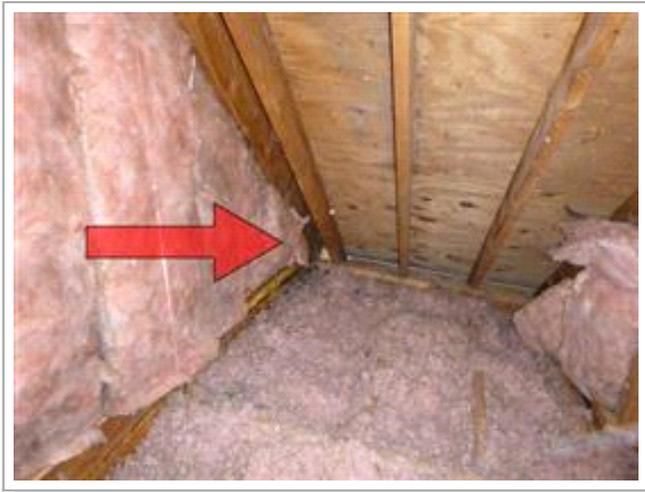
The lower rear window sash in the bonus room is not attached to the springs. This will keep the sash from staying up and allow the sash to fall suddenly. Recommend repair for security and safety.

Figure Number 14



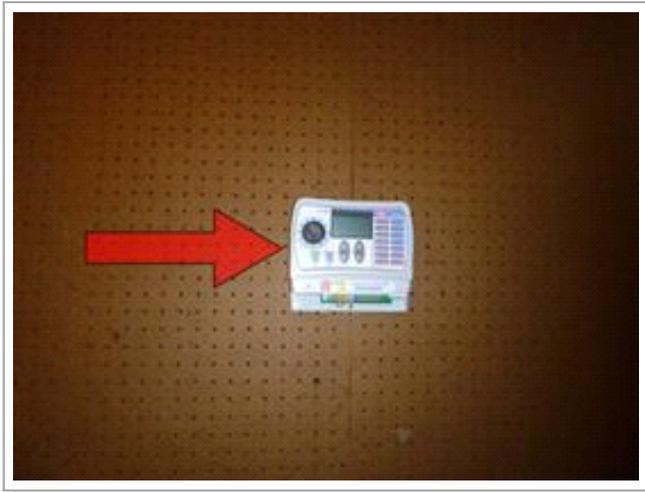
Evidence of animal infestation in the attic space above the garage hallway. Heavy wood roach evidence noted in the same space. Recommend consulting an exclusion/extermination service to seal all entry points and eliminate infestation.

Figure Number 15



Evidence of animal infestation in the attic space above the garage hallway. Heavy wood roach evidence noted in the same space. Recommend consulting an exclusion/extermination service to seal all entry points and eliminate infestation.

Figure Number 16



The sprinkler system was not operational. The electrical connector has been removed. There is an irrigation pump in the box on the lower patio which has no electrical connection. Recommend further evaluation and repair by qualified contractor.

Figure Number 17



The sprinkler system was not operational. The electrical connector has been removed. There is an irrigation pump in the box on the lower patio which has no electrical connection. Recommend further evaluation and repair by qualified contractor.

Figure Number 18



Recommend properly trimming and positioning garage door gaskets to prevent animal and insect entry.

Figure Number 19



Recommend properly trimming and positioning garage door gaskets to prevent animal and insect entry.

Figure Number 20



The walkway on the left side of the home also serves as drainage from the front yard. The area does not drain properly. Recommend proper grading/landscaping to allow for drainage.

Figure Number 21



Signs of previous leak under the kitchen sink. Repairs noted. No current leakage. Monitor and repair as necessary.

Figure Number 22



Minor slab cracks noted. Typical. Monitor and repair as necessary.

Figure Number 23



The dehumidifier has a bad bearing. Budget for replacement.

Figure Number 24



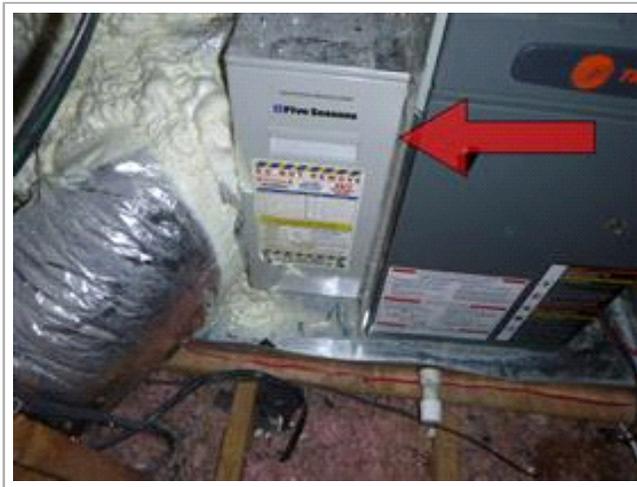
The electrical panels are located in the unfinished basement.

Figure Number 25



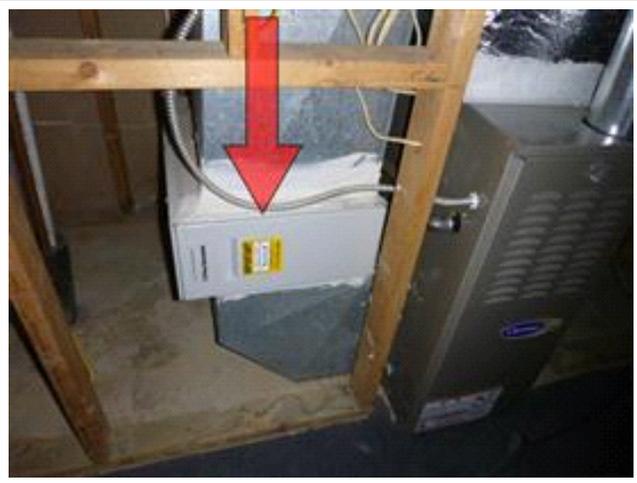
The electrical panels are located in the unfinished basement.

Figure Number 26



Filter access in the attic and the basement. Size 16x25x5.

Figure Number 27



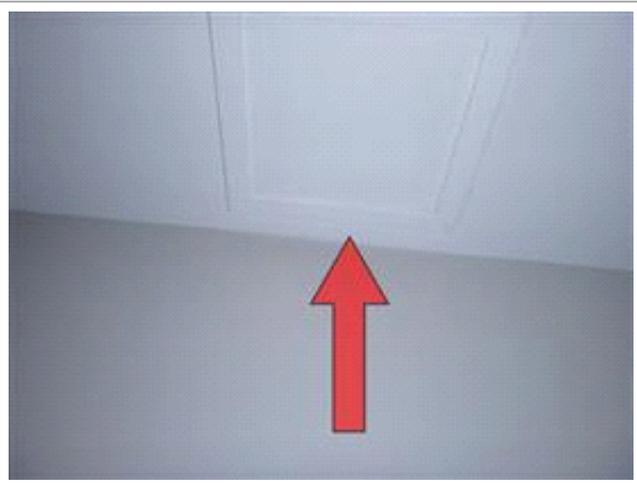
Filter access in the attic and the basement. Size 16x25x5.

Figure Number 28



The main gas shutoff is located on the exterior next to the meter.

Figure Number 29



Main water shut off is located behind the access panel in the basement ceiling.

Figure Number 30



Main water shut off is located behind the access panel in the basement ceiling.

Figure Number 31



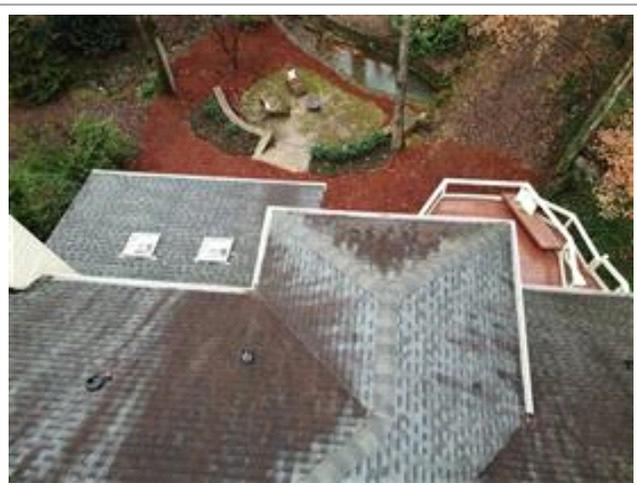
Drone Roof pictures.

Figure Number 32



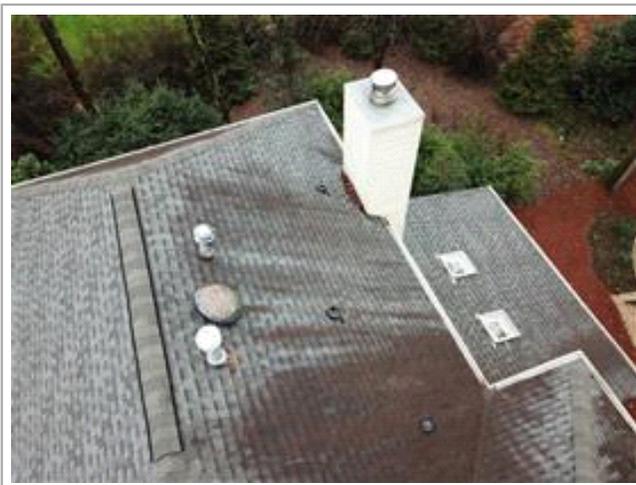
Drone Roof pictures.

Figure Number 33



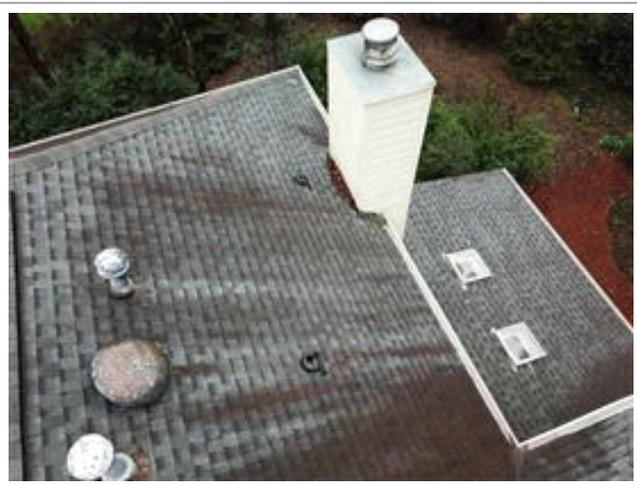
Drone Roof pictures.

Figure Number 34



Drone Roof pictures.

Figure Number 35



Drone Roof pictures.

Figure Number 36



Drone Roof pictures.

Exterior

Exterior Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Windows and Skylights	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Exterior Wall Covering	Location* Front: Brick <input type="checkbox"/> Satisfactory Left: Brick <input type="checkbox"/> Satisfactory Right: Brick <input type="checkbox"/> Satisfactory Rear: Composite Siding <input type="checkbox"/> Satisfactory <input type="checkbox"/> No Cracks Found <input checked="" type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks *Location of exterior walls as viewed from the street towards the property
Exterior Trim	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco <input type="checkbox"/> Satisfactory
Chimney	<input type="checkbox"/> Brick <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Block <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Spark Screen: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present
Garage and Carport	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory Door Operator: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Safety Reverse <input type="checkbox"/> N/A
Remarks	1. Recommend properly trimming and positioning garage door gaskets to prevent animal and insect entry. (See Figure #18) (See Figure #19) 2. See Summary Remarks

Roof

Roof Covering Type	<input type="checkbox"/> Concrete Tile <input type="checkbox"/> Clay Tile <input checked="" type="checkbox"/> Asphalt Composition <input type="checkbox"/> Rolled Asphalt <input type="checkbox"/> Satisfactory <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Built Up How Observed: Drone <input type="checkbox"/> Unable to fully view entire roof due to unsafe access or possible damage to the roofing
Roof Leaks	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed
Cracked/Broken/Missing Tiles	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input checked="" type="checkbox"/> N/A
Worn/Missing Shingles	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input checked="" type="checkbox"/> N/A
Flashing, Soffits and Fascias	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Mineral <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Gutters, Downspouts and Scuppers	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Plastic <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	1. Drone Roof pictures. (See Figure #31) (See Figure #32) (See Figure #33) (See Figure #34) (See Figure #35) (See Figure #36) 2. See Summary Remarks

Grounds 1

Grading	General Grading: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> See Remarks
Sidewalk and Walkway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Driveway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Window Wells	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Retaining Wall(s)	<input checked="" type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Mortared Joints <input type="checkbox"/> Dry <input checked="" type="checkbox"/> Weep Holes
Sprinkler System	<input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not Operating <input type="checkbox"/> Random Testing <input checked="" type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Type: <input type="checkbox"/> Manual <input checked="" type="checkbox"/> Automatic Location: <input checked="" type="checkbox"/> Front <input type="checkbox"/> Rear
Trees and Shrubs	<input checked="" type="checkbox"/> Monitor tree limbs/vines near roof edge to extend roof life <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Vegetation close to exterior surface blocking full view
Remarks	<ol style="list-style-type: none"> 1. The walkway on the left side of the home also serves as drainage from the front yard. The area does not drain properly. Recommend proper grading/landscaping to allow for drainage. (See Figure #20) 2. The sprinkler system was not operational. The electrical connector has been removed. There is an irrigation pump in the box on the lower patio which has no electrical connection. Recommend further evaluation and repair by qualified contractor. (See Figure #16) (See Figure #17) 3. See Summary Remarks

Grounds 2

Fencing	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Block <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco Facing <input type="checkbox"/> Concrete Interlock
Front Porch	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood
Patio #1	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone Cover: <input type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input checked="" type="checkbox"/> Covered Roof Barbeque: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Fired <input type="checkbox"/> Not Fired
Patio #2	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Cover: <input checked="" type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input checked="" type="checkbox"/> Covered Roof Barbeque: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Fired <input type="checkbox"/> Not Fired
Deck / Balcony	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete Cover: <input checked="" type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input type="checkbox"/> Covered Roof
Screen Porch	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete Cover: <input type="checkbox"/> Open Design <input checked="" type="checkbox"/> Enclosed <input checked="" type="checkbox"/> Covered Roof
	<input type="checkbox"/> Adjust or modify sprinklers to avoid wetting the house Location: <input type="checkbox"/> Wood to earth contact noted Location:
Remarks	<ol style="list-style-type: none"> 1. The screen porch is partially supported by the cantilevered chimney framing. The chimney has sagged. Recommend installing vertical posts supported by proper footings to prevent further sagging footings not present under walkway. (See Figure #1) (See Figure #2) 2. See Summary Remarks

Electrical

Service Entrance Cable	Capacity: 150 amps Service Line Entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Conductor Material: <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> 120 Volts <input checked="" type="checkbox"/> 240 Volts <input checked="" type="checkbox"/> Satisfactory
Service Grounding	<input type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Service Disconnect	Location of the main service disconnect: Electric Panel
Electrical Panel Boxes	Location: Basement <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input checked="" type="checkbox"/> Subpanel Location: Basement Capacity of main current disconnect: 60 amps
Circuit and Conductors	Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Satisfactory GFCI: <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom(s) <input type="checkbox"/> Basement <input type="checkbox"/> N/A AFCI: <input type="checkbox"/> Operating <input type="checkbox"/> Breaker does not trip when tested <input checked="" type="checkbox"/> N/A
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Random Testing <input type="checkbox"/> Reverse Polarity <input type="checkbox"/> Open Ground <input type="checkbox"/> Satisfactory <input type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Smoke Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Carbon Monoxide Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Remarks	<ol style="list-style-type: none"> 1. The electrical panels are located in the unfinished basement. (See Figure #24) (See Figure #25) 2. Uncovered electrical connections were noted in the attic behind the laundry and under the basement stairs. Recommend placing all electrical connections in covered junction boxes for safety. (See Figure #6) (See Figure #7) 3. The basement bathroom outlet and the unfinished basement outlets are not GFCI protected. GFCI outlets are recommended on the exterior, in the garage, unfinished basement, crawlspace, and within 6 feet of sinks to prevent accidental electrical shock. (See Figure #8) (See Figure #9) (See Figure #10) 4. See Summary Remarks

Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Satisfactory
Entrance Pipe	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> PVC <input type="checkbox"/> Unknown
Shut Off Devices	The location of main water supply shutoff device: Basement The location of main gas supply shutoff device: Meter on the exterior
Pipes	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Satisfactory Water Pressure: <input type="checkbox"/> Tested at Interior <input checked="" type="checkbox"/> Tested at Exterior <input type="checkbox"/> Satisfactory Leaks: <input type="checkbox"/> Leaks Observed <input checked="" type="checkbox"/> None Observed Hosebibs: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Not Tested
Drain / Waste / Vent Pipes	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Slow Drain <input type="checkbox"/> Leaks <input checked="" type="checkbox"/> None Observed Waste Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Septic System
Fuel Distribution	<input type="checkbox"/> Copper <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Black Iron <input type="checkbox"/> Stainless Steel <input type="checkbox"/> CSST <input type="checkbox"/> Not visible
Water Heater	Location: Basement Capacity: 50 gallon <input type="checkbox"/> Satisfactory Make: General Electric Age: 17 years <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Relief Valve <input checked="" type="checkbox"/> Extension
Laundry Plumbing	Type of energy supply for Dryer: <input type="checkbox"/> Gas <input type="checkbox"/> Electric (110V) <input checked="" type="checkbox"/> Electric (220V) <input type="checkbox"/> Did Not Inspect
Remarks	<ol style="list-style-type: none"> 1. Main water shut off is located behind the access panel in the basement ceiling. (See Figure #29) (See Figure #30) 2. The main gas shutoff is located on the exterior next to the meter. (See Figure #28) 3. The basement shower head drips while the faucet is turned off. The waster supply plumbing for the shower is also leaking. Recommend inspection and repair by qualified plumber. (See Figure #3) (See Figure #4) (See Figure #5) 4. The hot water heater temperature exceeds 140 degrees. Recommend turning to a maximum of 125 degrees to prevent scalding. (See Figure #11) 5. See Summary Remarks

Master Bathroom

<input checked="" type="checkbox"/> Built in Tub	<input checked="" type="checkbox"/> Tub/Shower	<input type="checkbox"/> Stall Shower	<input type="checkbox"/> Spa Tub	<input type="checkbox"/> Urinal
<input checked="" type="checkbox"/> Toilet	<input checked="" type="checkbox"/> Sink	<input checked="" type="checkbox"/> Vanity	<input checked="" type="checkbox"/> Fan	<input type="checkbox"/> Bidet

Shower Wall Covering: Tile
 Floor: Tile
 Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
 Leaks: Some Signs None Observed

Remarks: n/a

Hall Bathroom

<input checked="" type="checkbox"/> Built in Tub	<input checked="" type="checkbox"/> Tub/Shower	<input type="checkbox"/> Stall Shower	<input type="checkbox"/> Spa Tub	<input type="checkbox"/> Urinal
<input checked="" type="checkbox"/> Toilet	<input checked="" type="checkbox"/> Sink	<input checked="" type="checkbox"/> Vanity	<input checked="" type="checkbox"/> Fan	<input type="checkbox"/> Bidet

Shower Wall Covering: Tile
 Floor: Tile
 Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
 Leaks: Some Signs None Observed

Remarks: n/a

Basement Bathroom

<input type="checkbox"/> Built in Tub	<input type="checkbox"/> Tub/Shower	<input checked="" type="checkbox"/> Stall Shower	<input type="checkbox"/> Spa Tub	<input type="checkbox"/> Urinal
<input checked="" type="checkbox"/> Toilet	<input checked="" type="checkbox"/> Sink	<input checked="" type="checkbox"/> Vanity	<input type="checkbox"/> Fan	<input type="checkbox"/> Bidet

Shower Wall Covering: Fiberglass
 Floor: Vinyl
 Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
 Leaks: Some Signs None Observed

Remarks:

1. The powder room lacks a working window or a fan. Recommend installation of an exhaust fan to prevent moisture/mildew build up. (No pic)
2. See Summary Remarks

Kitchen

Cabinets and Countertops	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Sink	Plumbing Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> Satisfactory
Dishwasher	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Airgap Device <input checked="" type="checkbox"/> Airgap Device Not Visible <input type="checkbox"/> No Airgap Method Provided <input type="checkbox"/> Rusted racks noted inside dishwasher
Range/Oven	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Exhaust/Recirculating Fan	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Other Appliances	Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Microwave: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Compactor: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Floor	<input type="checkbox"/> Sheetgoods <input type="checkbox"/> Tile <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Satisfactory

Remarks: n/a

Interior

Floor Coverings	<input checked="" type="checkbox"/> Tile <input type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Wall to Wall Carpet <input type="checkbox"/> Satisfactory <input type="checkbox"/> Not Fully Visible
Walls	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Ceilings	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Acoustical Tile <input checked="" type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Stairs/Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Interior Doors	<input checked="" type="checkbox"/> Hollow Core <input type="checkbox"/> Raised Panel <input type="checkbox"/> Solid Core <input type="checkbox"/> Bypass <input checked="" type="checkbox"/> BiFold <input type="checkbox"/> Pocket <input type="checkbox"/> See Remarks
Windows	<input type="checkbox"/> Sliding <input type="checkbox"/> Single Hung <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Dual Paned <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Casement <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Vinyl
Remarks	<ol style="list-style-type: none"> The lower rear window sash in the bonus room is not attached to the springs. This will keep the sash from staying up and allow the sash to fall suddenly. Recommend repair for security and safety. (See Figure #12) (See Figure #13) See Summary Remarks

Attic

Attic Access	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A How Observed: <input checked="" type="checkbox"/> Walked & from doors <input type="checkbox"/> Not Observed <input type="checkbox"/> Scuttle Hole <input checked="" type="checkbox"/> Pull Down <input checked="" type="checkbox"/> Door <input type="checkbox"/> No Access Scuttle Hole Location: N/A <input type="checkbox"/> Inspection limited to view from access. Not all areas were completely visible.
Attic Access Location(s)	<input type="checkbox"/> Garage <input type="checkbox"/> Master Closet <input type="checkbox"/> Pantry <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Hallway <input checked="" type="checkbox"/> Bonus
Moisture	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> Condensation
Storage	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Floored <input type="checkbox"/> Not Floored
Insulation	<input type="checkbox"/> Spray <input type="checkbox"/> Batts <input checked="" type="checkbox"/> Fill <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Installed in: <input type="checkbox"/> Rafters <input checked="" type="checkbox"/> Floor Approximate R Rating: 30 Approximate Inches: 6-10
Ventilation	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Soffit Vent <input type="checkbox"/> Turbine <input type="checkbox"/> Gable End Louvers <input type="checkbox"/> Roof Vents
Framing	<input type="checkbox"/> Cracked/Broken/Sagging Rafters <input checked="" type="checkbox"/> Satisfactory
Bracing	<input type="checkbox"/> Cracked/Broken/Sagging Bracing <input checked="" type="checkbox"/> Satisfactory
Remarks	<ol style="list-style-type: none"> Evidence of animal infestation in the attic space above the garage hallway. Heavy wood roach evidence noted in the same space. Recommend consulting an exclusion/extermination service to seal all entry points and eliminate infestation. (See Figure #14) (See Figure #15) See Summary Remarks

Structural

Type of Building	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex/Patio Home <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry Frame <input type="checkbox"/> Metal Frame <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Mansard Roof <input type="checkbox"/> Hip Roof <input type="checkbox"/> Flat Roof
Structure	Foundation: <input type="checkbox"/> Poured Concrete Slab <input checked="" type="checkbox"/> Sub Floor Post Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> None <input type="checkbox"/> Not Visible Floor Structure: 2x10 Floor Joist & Masonry Footing Wall Structure: Wood Frame Roof Structure: Rafters
Remarks	n/a

Basement / Crawlspace

Basement	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on Grade <input type="checkbox"/> N/A Walls: <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Partitioned Ceiling: Drywall <input type="checkbox"/> Limited visibility due to basement storage
Floor	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Carpeting <input type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> LVP <input type="checkbox"/> Satisfactory
Floor Drain	<input type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Crawl Space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact How Observed: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> Vapor Barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation
Crawl Space Entrance	<input type="checkbox"/> Rear of Property <input type="checkbox"/> Front of Property <input type="checkbox"/> Right side of Property <input type="checkbox"/> Left side of Property <input checked="" type="checkbox"/> N/A
Remarks	<ol style="list-style-type: none"> 1. A radon test is being performed on the home. The test results will be available Monday morning. 2. Signs of previous leak under the kitchen sink. Repairs noted. No current leakage. Monitor and repair as necessary. (See Figure #21) 3. Minor slab cracks noted. Typical. Monitor and repair as necessary. (See Figure #22) 4. The dehumidifier has a bad bearing. Budget for replacement. (See Figure #23) 5. See Summary Remarks