

All Atlanta Inspection Services Inspection Report



2203 Clanton Ter, Decatur, GA 30034
Inspection prepared for: Joey Gumataotao
Date of Inspection: 2/17/2025 Time: 10am
Age of Home: 62 years Size: 2024sq
Weather: 33 degrees

Inspector: Rico Hardrick

Email: rhardrick@allatlantainspect.com



Notice to third parties:

client(s) listed above are

inspection and this report have been performed with a written agreement that limits its scope and

usefulness. Any third-party use is strictly prohibited.

Inspection Services and the

by any third parties. Our

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General Information

Ratings and how to view this report

This report uses a check box style rating system with narratives to describe our opinion of the condition of items and components in the home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that, if functioning properly, do not warrant the use of a narrative which is why we use this ratings system. You, as the homeowner, can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

OK: Serviceable. This item was inspected and appears to be function normally at the time of the inspection.

NI: Not Inspected. These items were not inspected, and we make no representations as to whether or not it is functioning.

N/P: Not Present. This item was not present in the home at the time of the inspection and is not examined.

Maint: Maintenance. The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with this heading usually appear in our summary report, unless minor (paint, caulk, etc). Many times these are normal maintenance items where maintenance has been deferred and is needed.

R/R/R: Review, Repair or Replace: This item was inspected and found to have deficiencies, it may not operate properly, may have been installed incorrectly, or it may be a health or safety hazard. Or in the inspectors opinion it is near or at the useful life. These items are listed in the summary report.

General Information about our Home inspections

Our home inspection is intended to assist our clients in the evaluation of the overall condition of the home. We offer our opinion on the homes overall condition. Our inspection is performed to the ASHI standards of practice for home inspectors,

All items designated for inspection by the ASHI standards are inspected and are satisfactory unless otherwise noted in this report. **A copy of the ASHI standard is available at**

<http://www.homeinspector.org/Standards-of-Practice>

It is common for clients to assume more items are inspected than actually are: we do not inspect lawn sprinklers, central vacuums, ice makers, refrigerators, washers or dryers, or many other specialized items inside the home. We do not inspect any low voltage items, phones, Cable TV, alarms, etc. For a list of what is inspected refer to the ASHI standards.

We do not inspect for environmental hazards, mold, radon gas, asbestos, Lead paint, Carbon Monoxide etc. These are all outside the scope of this home inspection.

It is not possible to find every defect in this home during a standard home inspection, as our inspection is not technically exhaustive and we are limited in time. We use pictures to help explain what we see and the condition of the home. NOT ALL defects have pictures nor are all pictures of defects. Explanations are provided at the beginning of each section of the report to help define the scope of the inspection and provide additional information. Our report is a snapshot of the condition on the day of the inspection. We are not responsible for future failures, this is not a warranty, all mechanical items can fail at any time.

1. Property Information

- This is a 2 story on a finished basement.
- The home has six bedrooms and two bathrooms.
- The property was occupied at the time of the inspection, Access to some items such as electrical outlets, windows, wall and floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. We do not move personal items, such items are excluded from out inspection.
- No radon test was performed. The EPA recommends all home buyers have an indoor radon test conducted, as part as the home buying process. Radon is a class A carcinogen.
- We do not inspect trees, shrubbery or fencing unless any defects are noted that may adversely impact the home. Outbuildings and Recreational Equipment, with the exception of detached garages, are also excluded from this inspection unless otherwise noted.
- Property appears to have an addition or renovation. We do not attempt to determine if improvements were performed with permits and were in compliance with the local code requirements at the time of the addition.
- Older homes may have utilized lead-based paint or building products that contain asbestos including, but not limited to, flooring, roofing, exterior siding, ceiling tiles, drywall compounds and insulation. As per the Inspection Agreement and our Standards of Practice, the home inspector is "not required to determine the presence of environmental hazards" but advises that strict safety precautions should be taken when demolishing, renovating and disposing of older building products.

Roof

ROOF NOTES: Most roofs are visually inspected from the ground with binoculars and from upper level windows where accessible. Steep or high roofs are not mounted and this limits our review. Note that walking on a roof voids some manufacturer's warranties. This visual inspection is designed 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 a visual inspection. Adequate attic ventilation, sun and wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. Leaks in a roofing system may not be evident if it is not raining at the time of the inspection.

Extreme weather, heavy rains, or seasonal storms may cause water leaks that are not evident at the time of the inspection and do not fall within the scope of this inspection. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We recommend this for any roof over 5 years of age. We do not identify the manufacturer of roofing components but do identify the type of materials and condition. Roofs often fail at the penetrations first and all vents and flashings should be kept well sealed.

1. Roof Conditions

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• Roof was visually inspected from the ground with binoculars and from upper level windows where accessible. Since the roof could not be mounted safely, this limits our review.

Materials:

- Asphalt Composition Shingles

Observations:

1.1. Normal life for this grade of shingles (often referred to as a 20 year shingle) in this area is 15-17 years. No significant damage, deterioration, or missing roofing materials noted. We recommend periodic repair to reseal flashing and replace damaged or lifted shingles as needed.

1.2. Roofs often fail at the penetrations first. Anything that attaches to or passes through the roof should be kept well sealed. Monitor all penetrations for potential leaks. There was no evidence of leaking at the time of inspection.

1.3. Minor curling is noted at the edges of the shingles. This is a result of the roofs age. No significant repairs are needed. Suggested to monitor area and repair if needed.

1.4. Lifted shingles are noted at several areas around the home and should be re-nailed.



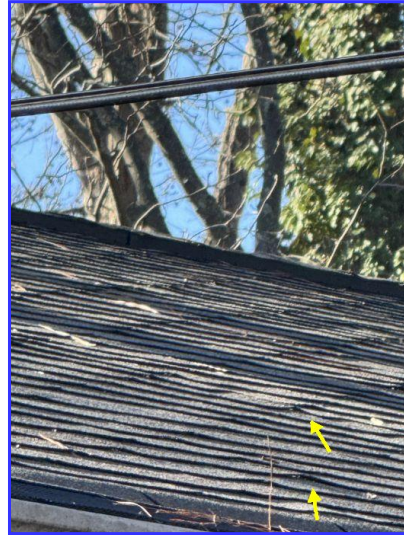
Roof view



Roof view



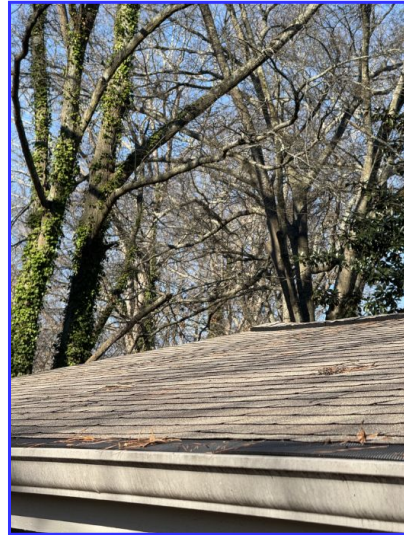
Roof view



Curling shingles



Curling noted on shingles on roof



Roof view



Roof view



Roof view



Roof view

2. Roof Boots & Flashing

Ok	N/I	Maint	R/R/R
			X

Materials:

- Rubber

Materials:

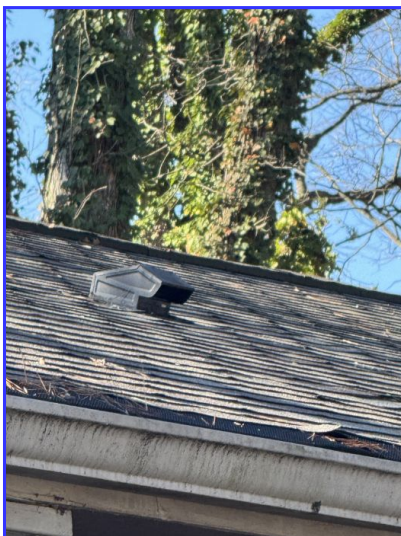
- Not Fully Visible

Observations:

2.1. Rubber boots around plumbing vent pipes tend to dry rot and split after 8-9 years and should be monitored and re-sealed as needed. Rubber boots often split at the upper side of the roof vent that is not visible from the ground.

2.2. Flashing not fully visible and unable to determine type or condition.

2.3. Heating vents are rusted. We recommend a review for repair or replacement as necessary.



Roof boot appears operable



Roof boot appears operable



rusting

Exterior

Exterior Notes: 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. This includes caulking and paint at all siding and trim surfaces. The exterior of the home is visually examined from the ground only. Minor damage on upper levels of siding or trim may not be visible.

Grading and drainage is one of the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. All exterior surfaces should be sloped to drain properly away from the foundation. Gutters and downspouts should be maintained and discharge away from the building. We recommend that downspouts not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or foundations are normal to properties of any age. They should, however, be monitored for expansion or movement and sealed as necessary. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture, rodents, and insects into the home.

1. Hard Surface Conditions

Ok	N/I	Maint	R/R/R
X			

Driveway:

- Concrete with brick insert

Walkway:

- Concrete front walkway

Observations:

1.1. Common cracks observed in driveway, these are primarily a cosmetic concern. No immediate action is recommended, however we suggest sealing all cracks in surfaces to prevent water penetration as a part of routine maintenance.

1.2. Common cracks observed in walkway, these are primarily a cosmetic concern. No immediate action is recommended, however we suggest sealing all cracks in surfaces to prevent water penetration as a part of routine maintenance.



Driveway

2. Exterior Wall Condition

Ok	N/I	Maint	R/R/R
			X

Materials:

- Board and batten siding, Wood
- Brick siding

Observations:

2.1. Suggest sealing/caulking all penetrations though the siding as part of routine maintenance and to prevent deterioration or water intrusion. Examples include, gas lines, AC lines, Internet/TV/Phone lines, condensate drain line as well as any other areas where the siding has been altered to allow something to pass through it. It is also suggested to caulk and seal any siding transitions between dissimilar materials, siding butt joints, nail holes and chips, as well as any decorative trim pieces.

2.2. Caulk the vertical joints at the junctions between dissimilar siding materials around the home.

2.3. Cracks are noted in the brick siding at several areas around the home. Cracks in the brick should be professionally sealed to prevent possible water entry and monitored for any future movement. The bricks are siding and are not a structural element of the home.

2.4. Multiple areas around the house noted where the lap siding is weathered. Monitor siding for further weathering and deterioration. Repair as needed.

2.5. Multiple areas of faded or chipped paint were noted around the exterior of the home. In the inspectors opinion, the siding and trim are due to be painted. Suggested to consult with a licensed painter to review for paint as needed.



Front view



right view



Damaged brick and mortar at home



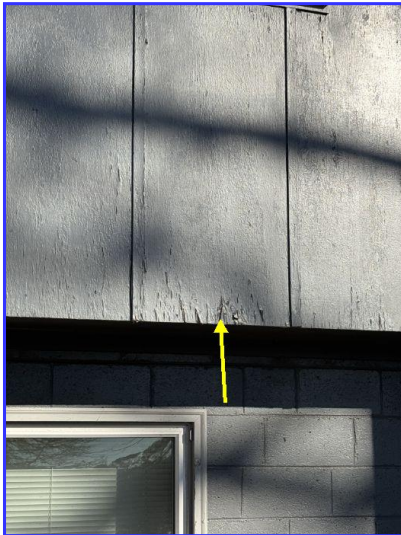
Cracked brick siding at rear



Rear view



Rear view



Damaged area of siding at rear



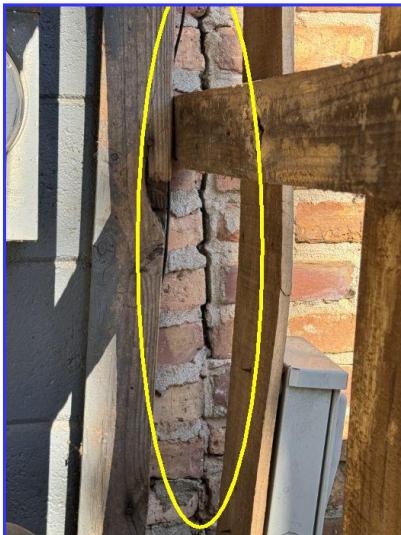
Left view



peeling paint at home



Common cracks/chips noted at the corners of the siding.



Damaged brick and mortar at rear



Damaged under deck

3. Trim Conditions

Ok	N/I	Maint	R/R/R
			X

Materials:

- Wood: Wood trim must be kept painted and well caulked to avoid water penetration.

Observations:

3.1. Wood trim around the home should be routinely painted and caulked to ensure no water intrusion into the home and to extend the life of the wood. Any areas of unpainted wood trim should be scraped, repainted and sealed. This is a part of normal home maintenance. See photographs for any specific locations and details.

3.2. Seal vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.

3.3. Suggested to seal around all doors and windows as a part of routine maintenance. Gaps were noted in the sealant around some or all doors and/or windows. Sealant barriers should be maintained to prevent any water intrusion or damaged materials.

3.4. Most of the trim around the home needs to be caulked and painted. Any unpainted or unsealed portions of trim will be susceptible to premature deterioration and has the potential to allow for water intrusion. Suggested to ensure all trim is properly painted and sealed as needed.

3.5. Multiple areas of unpainted/weathered trim were noted around the home. Any areas of bare wood noted at the exterior of the home should be painted and sealed to prevent premature deterioration. See photographs for some examples and locations.

3.6. Caulk the vertical joints between the wood corner trim and the siding at the rear/front corners of the home to prevent possible water entry.

3.7. Due to the damaged trim noted around the home. It is suggested to have a licensed contractor fully review and repair all damaged and wood trim and any materials subsequently damaged due to the condition of the aforementioned trim. See photographs for some examples and locations.



caulk fascia at the right side



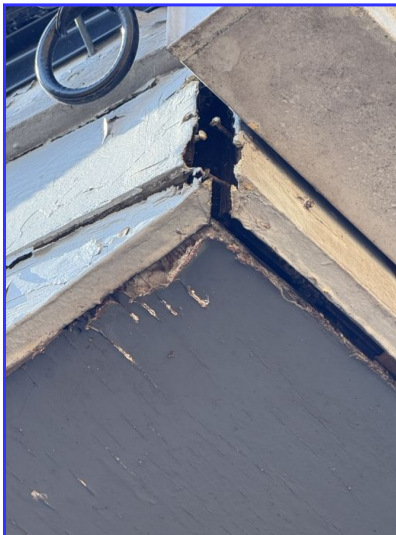
Close gaps at trim



Damaged trim at rear



Caulk around window trims



Water damage trim at corners

4. Vent Conditions

Ok	N/I	Maint	R/R/R
			X

Observations:

4.1. The vent for the dryer is not fully visible at the time of the inspection and should be cleaned for proper and safe operation of the clothes dryer. Dryer vent ducts should be inspected at least once a year to reduce the risk of fire.

5. Window/Frame Conditions

Ok	N/I	Maint	R/R/R
X			

Window Type/Materials:

- Vinyl Frame
- Thermal-Pane

Observations:

5.1. Suggest sealing/caulking as part of routine maintenance to prevent deterioration or water intrusion.

5.2. Thermal pane windows observed in the home. Broken seals are not always visible and may not be apparent 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. Any concerns with the windows should be resolved prior to closing.



Vinyl thermal pane

6. Exterior Door Conditions

Ok	N/I	Maint	R/R/R
X			

Materials:

- Wood
- Sliding Glass
- The exterior doors are correct for exterior applications

Observations:

6.1. Caulk the around the thresholds to the ledger under the exterior doors to prevent water penetration and damage to the interior flooring. This is a part of routine maintenance.

6.2. Some, or all, of the dead bolts at the exterior doors are keyed from the interior and should be changed to locks with a thumb latch at the interior side of the door for safe fire egress.

6.3. Suggested to install wood blocking beneath aluminum thresholds at exterior doors. This is to protect the threshold from any damage that may occur if stepped on. See photographs for specific locations.

7. Exterior Grading

Ok	N/I	Maint	R/R/R
			X

Lot type:

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

- Flat Lot

Observations:

7.1. Landscape drains noted outside the home. Unable to determine effectiveness at the time of inspection. Suggested to monitor and adjust as needed.

7.2. Have grass or ground cover installed over the bare area in the soil around the home to prevent erosion.

7.3. The soil is too close to the lower edge of the siding locations around the home. The soil should be at least 4-6 inches away from the lower edge of the siding and sloped to drain properly away from the house. Have adjusted as needed.

7.4. Erosion was noted at one or more areas around the house. Have soil placed back in this area and erosion control installed until effective ground cover can be established. It is recommended that a landscape contractor correct.

7.5. The house sits lower than the level of the rear yard and the yard is sloped towards the back of the home. The drainage should be monitored during any heavy rains and repaired as needed to prevent possible water entry



Erosion under deck

8. Gutter Conditions

Ok	N/I	Maint	R/R/R
			X

Materials:

- Metal

Observations:

8.1. It is suggested to ensure all downspout discharge into a splashblock, underground drains or extension. It is also important that gutters stay cleaned and free of debris. The water should be directed away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.

8.2. Missing splash blocks, elbows or extension noted at the exterior of the home. It is important that water drain away from the foundation. See photographs for locations and details. Have repairs made as needed.

8.3. Clogged gutters are noted around the home. Suggest gutters be cleaned as a part of normal maintenance to ensure proper drainage.



Gutters are clogged around the home

9. Service/Utility Conditions

Ok	N/I	Maint	R/R/R
X			

Electric Service:

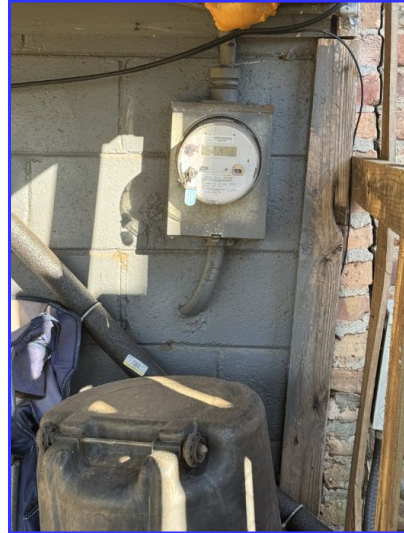
- Service meter is on the rear of the house .

Gas Service:

- Gas meter is on right side and the service disconnect is at the meter



Gas meter at the right side



Electric meter at the rear

10. Foundation Type

Ok	N/I	Maint	R/R/R
			X

Materials:

- Masonry block walls

Observations:

10.1. The foundation is viewed where visible. In most cases, some or all of the foundation is hidden by earth, siding, or landscaping. The inspector will look for associated clues for distress but our review is limited due to these restrictions. Cracks in the foundation are common and most are not serious and may not be noted. The inspectors knowledge and experience will be used to determine areas of concern.

10.2. Incorrect repair noted at rear exterior foundation. Recommend to have foundation contractor review to make sure no water intrusion continues.



Incorrect repair at rear foundation

11. Retaining Wall Conditions

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Block

Observations:

11.1. Recommend review by a qualified professional for repair or replacement, as necessary.



Damaged wall



Retain wall

12. Exterior Stair Condition

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

12.1. Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.



Missing handrail

13. General Exterior Comments

Ok	N/I	Maint	R/R/R
X			

Observations:

13.1. An effective water management program is required for all homes. This includes maintenance of all wooden components, sealing all openings and ongoing vigilance of water handling systems, roof and flashing. No statement referring to future performance can be made due to changing weather or structural conditions.

Decks/Porches/Patios

DECK NOTES - Deck safety is very important. Wood decks have a life expectancy of about 15 years. Most deck failures occur at the joint where the deck attaches to the home. The flashings and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashings, handrails, and stairs as needed. Decks are constantly exposed to the weather and should be maintained with appropriate stains or water proofing sealers. Tile or stone surfaces on decks increase weight and should be kept sealed. Finished ceilings and spaces below decks limit the view of the framing and structure. Porches should be maintained for safety similar to decks. Lag bolts will fail over time and should be replaced with carriage bolts for safety. Nails do not hold a deck together and screws are recommended for framing connections and attaching the floor boards to the framing. Any deck over 14 feet high should be engineered. Footings may not be visible if buried. Precast concrete footings are not approved and should be replaced with poured concrete bases.

Handrails should be able to withstand 200lbs force in any direction. Handrails and post connections that are nailed often work loose and should be screwed or bolted. Exterior stairs should be properly constructed and maintained for safety. Patios should be properly sloped to drain away from the home and maintained to prevent deterioration. Small cracks and settlement are common for all concrete slabs.

1. Deck Conditions

Ok	N/I	Maint	R/R/R
			X

Materials:

- Wood Decking
- Wood Support Posts
- Rear Deck

Observations:

1.1. Deck safety is very important. The flashings and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashings, handrails, and stairs as needed.

1.2. Deck is weathered and is due for a water proofing sealer.

1.3. There were multiple issues noted with the deck on the home. It is suggested to have the entire deck reviewed and all repairs made by a licensed decking contractor. See photographs for example issues and locations.

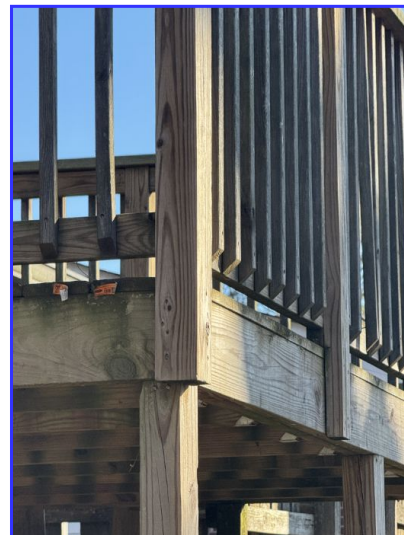
1.4. Additional bolts are recommended where the deck is secured to the home. The deck should have 1/2 inch carriage bolts installed with washers and nuts every 16-32 inches.

1.5. There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.

1.6. The deck appears to be nailed to the structure. Nails may pull out and fail. It is recommended to have the deck properly bolted and secured where it meets the rear of the home.



Deck view



No bolts at deck



Missing flashing



Missing straps and bolts



Weathered decking



Incorrect repair at deck

2. Porch Conditions

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

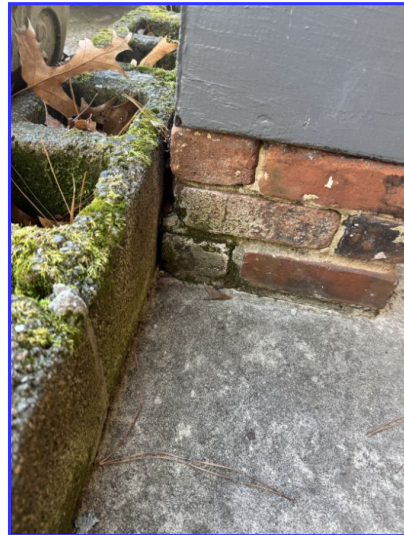
Observations:

2.1. Common cracks noted. Primarily a cosmetic concern. Suggest sealing to prevent further deterioration.

2.2. Wear noted in the mortar at the front porch. Suggested to have mortar repaired as needed to prevent further weathering and potential water issues. See photographs for examples.



Damaged pillars at porch



Damaged post footings

3. Exterior Stairs & Handrails

Ok	N/I	Maint	R/R/R
X			

Materials:
 • Pressure Treated Wood
 Materials:
 • Pressure Treated Wood
 Observations:

3.1. Wear noted in the mortar at the front steps. Suggested to have mortar repaired as needed to prevent further weathering and potential water issues. See photographs for examples.

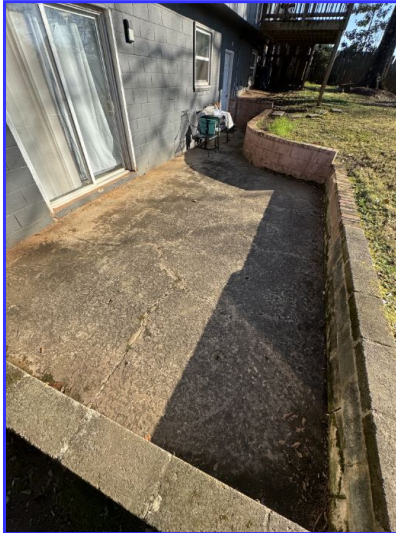
3.2. Loose/missing brick noted at the front porch steps. Have bricks repaired and/or replaced as needed. See photographs for examples and locations.

4. Patio Conditions

Ok	N/I	Maint	R/R/R
		X	

Materials:
 • Poured Concrete
 Observations:

4.1. Common cracks noted. Primarily a cosmetic concern. Suggest sealing as needed.



Rear patio

Garage

GARAGE NOTES: The garage door openers are operated from the standard controls at the wall only. We do not operate hand held remotes or coded switches. Due to inaccessibility, we do not check ceiling receptacles. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. We recommend safety cables for all standard spring type garage door openers. Personal storage or cars parked in the garage may block the full examination of many areas.

The garage is the most likely area in a home for a fire. Proper fire separation and smoke detectors are recommended in all garages. Garage floors should not be covered with carpet, wood, or other combustible materials and flammable products should be properly stored. 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 provide fire separation. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest sealing any openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

1. Garage Comments

Ok	N/I	Maint	R/R/R
		X	

Observations:

1.1. Limited inspection of the garage due to cars parked.



carport

HVAC Systems

HVAC SYSTEM NOTES: Heating systems are tested using normal controls at the thermostats only. If the thermostats are not functional, this will affect testing the HVAC. Back up heat sources are not fully examined on heat pump systems. Dismantling and/or extensive inspection of internal components of the furnace is not within the scope of this inspection. Ducts are often the source of air leakage and duct design and air distribution is beyond the scope of this inspection. If there are no service records posted we recommend to have a heating and cooling contractor inspect, clean, and service the system. Gas burning furnaces should be serviced annually for safety. Proper drafting of gas burning appliances and fireplaces is important but cannot be fully tested. Weather conditions, fans, HVAC, and other appliances can effect the air pressure inside a home and will effect drafting of combustion gases. We do not comment on the uniformity or adequacy of heating or cooling supply to various rooms.

AC NOTES: Our Inspection of the A/C systems is both visual and functional, provided power is supplied to the units. Judging the adequacy of the cooling efficiency of A/C is a subjective evaluation, therefore, we only note a poor condition if the systems fails to perform properly. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the conditioning equipment is properly sized for the dwelling or matched by brand or capacity. The cooling coils are in a fixed enclosure and therefore are inaccessible and are not inspected. The testing and performance of the HVAC systems can vary greatly depending on exterior weather conditions.

R22 refrigerant on older AC systems is being phased out and systems may need to be upgraded to R410 compatible equipment if replaced.

If the outside temperature has not been 65 degrees or higher, for the past 24 hours, an A/C system cannot be tested without possible damage to the compressor. We recommend full evaluation and inspection of any systems that cannot be tested at the time of the inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

FIREPLACE: Due to the limited visibility of the system, all chimney flues should be fully examined, serviced, and cleaned as needed by a qualified chimney sweep before use. The interior of a fireplace flue is seldom fully visible and is not part of this inspection as per the AHSI standards of practice. We do not ignite or extinguish solid fuel fires. We cannot observe the interior of flues, fireplace inserts, flue vent connections, combustion air vents, and do not inspect fireplace doors or screens. We do not test chimneys for proper drafting or draw of exhaust gases. Have these systems inspected before use, for safety.

1. Air Conditioning Systems

Ok	N/I	Maint	R/R/R
			X

Systems:

- Split System. In a split system the Air Conditioners condensing unit is located away from the air handler unit.

AC Units:

- There is one AC unit serving the home. See photograph for location and details
- Outdoor AC condensers were found in normal condition for their age. AC units should be serviced as part of normal maintenance and to ensure proper operation.

Observations:

1.1. Air conditioning could not be inspected due to outside temperature. Activating air conditioning during cool/cold weather can cause serious damage to the system. Buyer is advised to verify satisfactory operation prior to close.

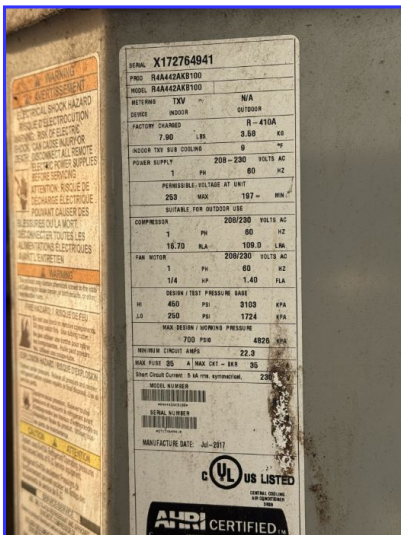
1.2. Refrigerant line insulation is damaged at the outdoor unit. Recommend repairs for improved performance



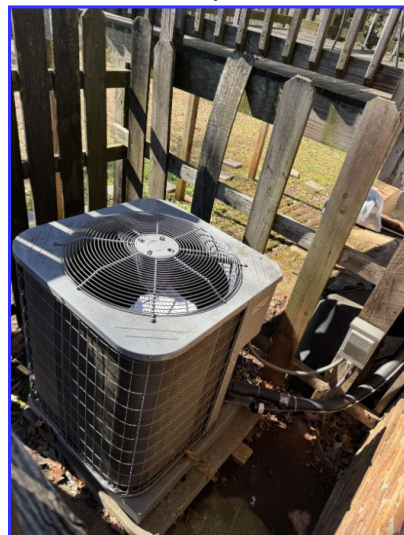
Poor insulation



Incorrect repair a lines



2017 International comfort



Ac at rear

2. Condensate Conditions

Ok	N/I	Maint	R/R/R
X			

Materials:

- PVC

Observations:

2.1. The condensate drain lines should discharge at least five feet from foundation walls to prevent water from collecting near or against the foundation walls as required by industry standards. Have a licensed HVAC or qualified contractor correct.

3. HVAC Units

Ok	N/I	Maint	R/R/R
X			

Furnaces:

- There is one heating system in the home. See photograph for location and details

Observations:

3.1. Appeared functional the time of inspection



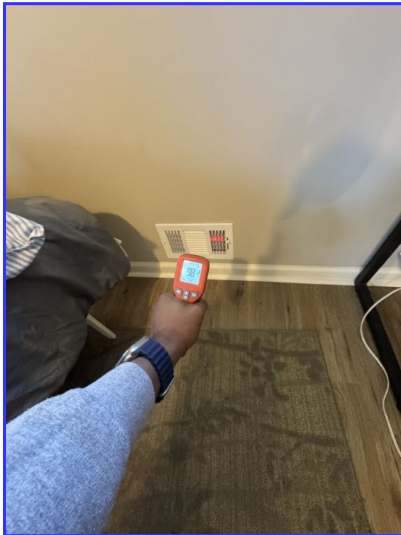
Furnace located in basement

4. Heating Energy Source

Ok	N/I	Maint	R/R/R
X			

Fuel:

- Natural gas with shutoff valve provided



Operational



Operational



Operational

5. Furnace System Conditions

Ok	N/I	Maint	R/R/R
			X

Condition:
 • Appears Serviceable
 Burners:
 • Partially visible
 Observations:

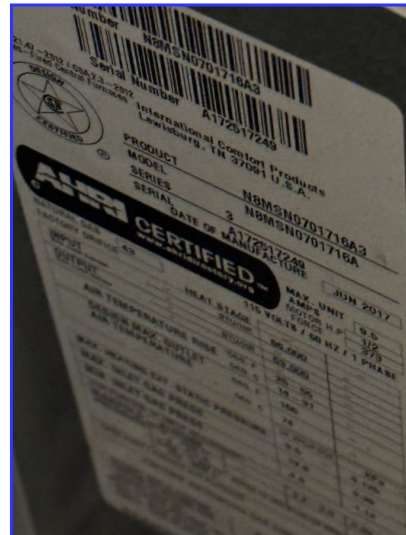
5.1. The HVAC system(s) functioned properly at the time of inspection. The inspection is limited to visual components of the systems and operation under normal circumstances. Internal components, such as the heat exchanger, are not visible and are excluded from this report. Regular maintenance is suggested to ensure continued performance and longevity.

5.2. The HVAC system(s) functioned properly at the time of inspection. The thermostats were raised and held temperature during the inspection. The inspection is limited to visual components of the systems and operation under normal circumstances. Internal components, such as the heat exchanger, are not visible and are excluded from this report. Regular maintenance is suggested to ensure continued performance and longevity.

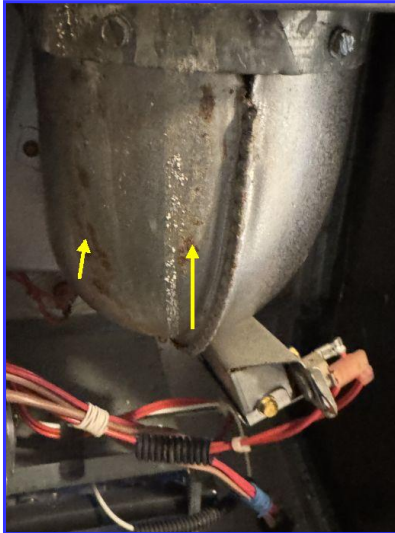
5.3. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.



Interior of unit



2017 International comfort



Rusting in unit

6. Furnace Exhaust Vent

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Metal

Observations:

6.1. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper **combustion air** to prevent exhaust gases from leaking back into the home.

6.2. Rusting and holes observed in the furnace vent pipe, which is a serious safety concern. Have examined and repaired as needed by a HVAC contractor.



Operational



Rust noted on metal vent pipe

7. T-stats & Filter Conditions

Ok	N/I	Maint	R/R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- Thermostat located in the main floor hallway.

Locations:

- The filter(s) for the HVAC units are located at the sides or in the lower portions of the furnace(s) in the home. See photographs for locations, sizes and details.

8. Duct Condition

Ok	N/I	Maint	R/R/R
X			

Materials:

- Flexible and Metal Ductwork

Observations:

8.1. Limited review of ductwork due to all areas being finished. Ducts behind walls and ceilings cannot be examined.

8.2. Dampers inside ducts are not visible and cannot be tested as part of this home inspection. Manual dampers are not tested. Motorized dampers are operated by zone control thermostats and cannot be visually examined or fully tested. These should be examined and checked as part of normal service and maintenance to the HVAC system.

8.3. Due to the age and debris noted at registers, it is Suggested to have all ductwork cleaned and fully serviced.

Electrical

ELECTRICAL NOTES : Our electrical inspection meets the ASHI standards 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. 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 the surrounding wall. Much of the wiring in the home is not visible and not reviewed. We use a standard electrical tester to check a sample of outlets. Main disconnects are not tested but the size of the electrical service is noted. **All electrical defects are safety concerns, we will list them in RED and advise the use of a licensed electrician for all repairs and upgrades.**

The National Electric Code (NEC) is not retroactive, therefore many residential systems do not comply with the latest standards. It is recommended to bring older systems up to modern standards where safety is a concern. We recommend GFCI circuits whenever they are not present, GFCI protection has been required since : 1974 in exterior locations; 1978 in bath rooms; 1980 in garages; 1984 when within 6 feet of a water source; and 1996 at all kitchen receptacles. Arc-Fault protection have been required since 1999 on Bedroom circuits, and are now required in all interior living areas, except where GFCI's are required. Arc faults help stop electrical fires. We recommend installing them as a safety feature. Note that only GFCI outlets are tested and tripped. Some areas may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.).

Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-8 years and should be replaced as needed. These should be hard wired and interconnected. If your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.

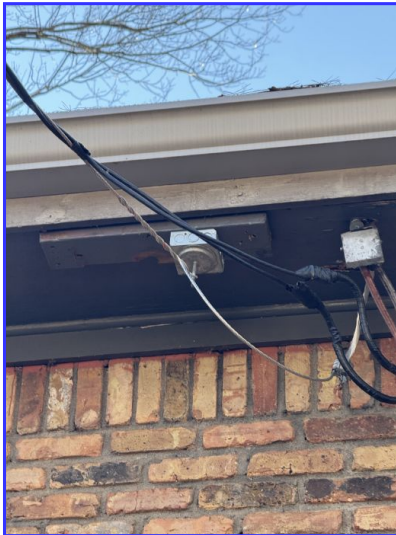
Any home that has a Bulldog Pushmatic, Zinsco, Challenger, or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to fail and cause house fires.

1. Main Service Drop Condition

Ok	N/I	Maint	R/R/R
X			

Type:

- Main Service Drop is overhead



Keep tree limbs away from over head lines

2. Distribution Panel Condition

Ok	N/I	Maint	R/R/R
X			

Wiring Information

- Wiring method is Non Metallic Cable (romex)
- Service entrance cables are multi-strand aluminum. Multi-strand aluminum wiring is commonly used at larger cables and is acceptable.
- Branch circuit wiring for 15 and 20 amp circuits is copper

Panel Information

- The electric panel manufacturer is GE
- The electric panel cover was removed to provide access to the interior of the panel for inspection.
- The main electrical panel is located in the utility room

Observations:

2.1. The main service is approximately 150 Amps



Main panel box located in the Basement

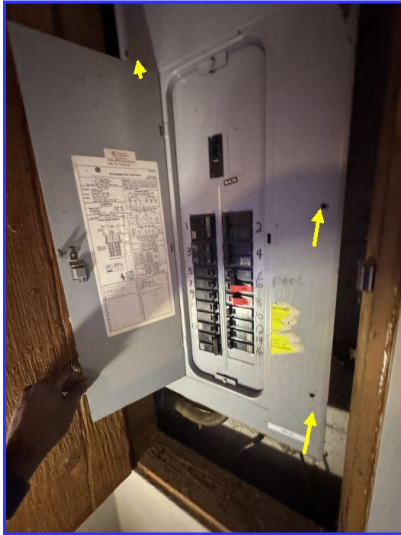
3. Main Panel Comments

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

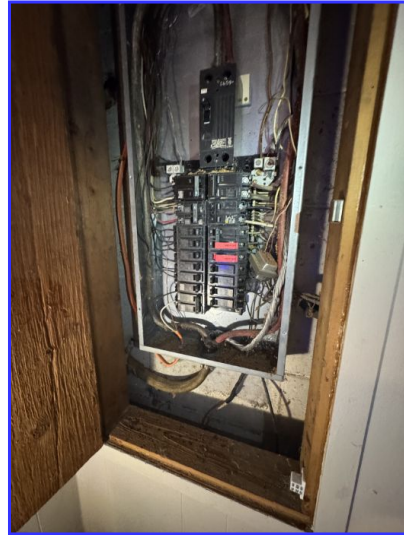
Observations:

3.1. Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)

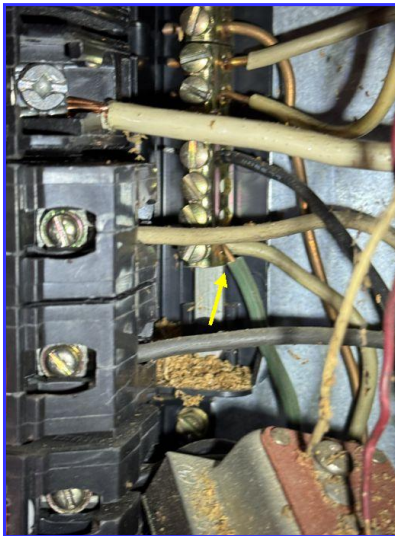
3.2. Neutral wires are doubled or bundled together on the neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. We recommend having a licensed electrician review as a safety upgrade.



Labeled



Interior of panel



Double tapped neutrals

4. Grounding Condition

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of Grounding:

- Unable to verify grounding

5. Smoke/CO Detector Comments

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location:

- Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage

Observations:

5.1. Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-8 years and should be replaced as needed.

5.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.

5.3. Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. While there are some working smoke detectors in the house at time of inspection, buyer is urged to review newer requirements that require working interconnected detectors in each bedroom and outside the bedroom and on each level. Carbon monoxide detectors are also recommended.

6. Exterior Electrical

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Electrical fixtures:

- A representative number of exterior light fixtures and receptacles were tested. We are not able to determine operation of photoelectric and motion fixtures during daylight hours.

Observations:

6.1. Ground Fault Circuit Interrupters (**GFCI**'s) were not required when the home was built. Suggest client consider upgrading with GFCI's at all garage and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.



no gfci at exteriors



No gfci at exterior outlets

7. Interior Electrical Conditions

Ok	N/I	Maint	R/R/R
			X

Electrical fixtures:

- A representative number of ceiling fans, light fixtures, switches, and receptacles located inside the house are tested as part of our home inspection.

Observations:

7.1. Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in attic may that not accessible to inspector are not within scope of this report.

7.2. GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources. See photographs for examples and locations of missing or needed GFCI outlets.

7.3. Open or improper splices were observed in the attic. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice. Have a licensed electrician examine and repair.

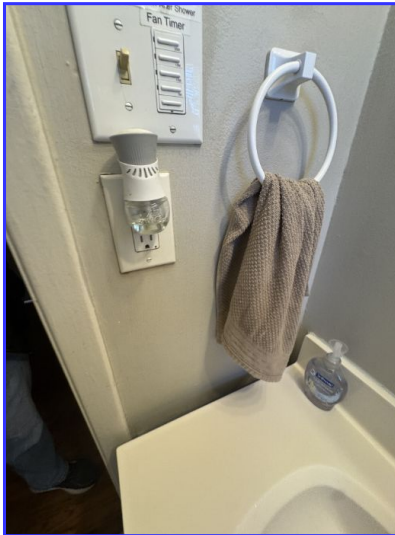
7.4. Grounding outlets was not a common practice when this home was built. Two prong outlets are noted throughout the home. Many outlets have been replaced with three prong receptacles and are not connected to a ground. Grounding protects the electrical system and is required for many modern appliances. Have a licensed electrical contractor evaluate and ensure the system is properly grounded.



Open wires under kitchen sink



no grounding or gfci at kitchen



The bathroom GFCI outlet did not trip when tested.

Plumbing

PLUMBING NOTES: This inspection is limited to visible parts of the supply piping system; not all areas were visible. A brief measurement of water pressure is taken by the inspector but PRV valves may fail at any time. Concealed items such as shower pans, hidden water pipes, and interior drain lines cannot be inspected or tested for leaks as part of our inspection. We check plumbing by normal use of fixtures. Yard sprinklers are buried and are not inspected. Fire suppression systems and fire sprinkler heads are not tested. Wells and water quality tests are not included in our inspection. Drainage systems are inspected by normal function of the plumbing systems only. Septic systems should be fully evaluated independently.

WATER HEATER NOTES: Our evaluation of the water heater is both visual and functional provided unit is operating. Water heaters are capable of producing scalding temperatures, we suggest you maintain your water temperature between 120-125 degrees. Average life expectancy of a water heater is about 12-15 years. This can vary based upon maintenance and usage. Keep all combustible items away from gas water heaters. A overflow pan and drain is advised if your water heater is located in, adjacent to, or above a finished area. Elements in electric water heaters can fail at any time and may result in a lower supply of hot water that cannot be diagnosed as part of this inspection.

1. Main Valve and Piping

Ok	N/I	Maint	R/R/R
X			

Location:

• Since main shutoff 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 shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency

- At wall basement closet

Materials:

- Public water source
- Copper supply lines
- CPVC supply lines

Observations:

1.1. No deficiencies noted in the visible parts of the supply piping system, not all areas were visible.

1.2. Water pressure appeared to fall within the normal range of 55-80 PSI at the time of inspection. Pressure checks are performed if the water pressure appears excessive or deficient.



shut off at basement bedroom closet

2. Waste System Conditions

Ok	N/I	Maint	R/R/R
X			

Drainage Type:

- Public Waste

Materials:

- PVC

Observations:

2.1. Waste water drain lines are visually examined only where accessible and are tested by normal use of the plumbing fixtures. The drain line from the home to the sewer system is buried and cannot be examined. Clogs in drains may occur at any time and future clogs cannot be predicted.

2.2. Limited inspection of waste lines due to the basement being finished/ fully insulated.

3. Water Heater

Ok	N/I	Maint	R/R/R
X			

Type:

- There was one water heater noted in the home. The visible components of the water heater are inspected as well as its function. Internal components are not included in this inspection. The average life expectancy of a water heater is roughly 12-15 years. This can vary based upon maintenance and usage. See photographs for locations and details
- This is an electric unit and a cut off panel is provided.

Comments:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.

Observations:

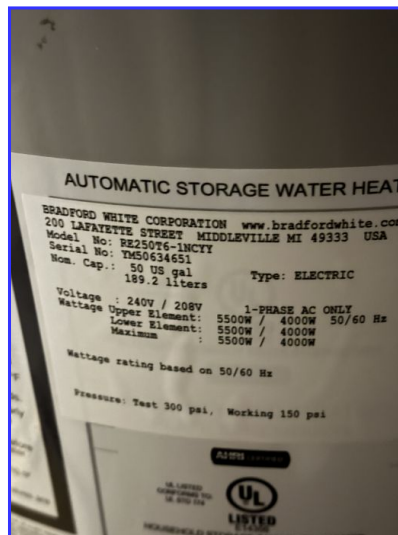
3.1. The current setting of the water heater thermostat resulted in a water temperature at the kitchen sink of more than ~120 degrees, adjust as desired. Water temperature should not exceed 120 degrees to prevent scalding. Hotter water will scald quicker and and should be used with caution.



Operational



Water heater located in the basement



2022

4. WH Supply Lines / TPR Valve

Ok	N/I	Maint	R/R/R
X			

Materials:

- Copper
- CPVC

Materials:

• The temperature pressure release valve is installed on the tank and is not tested. These valves are prone to leak once they are opened. This valve is a safety device to prevent against abnormally high temperatures and pressure. It is rated at 210 degrees and 150 psi.

Observations:

4.1. No leaks observed at the time of the inspection.



Copper and cpvc

5. Exterior Faucet Conditions

Ok	N/I	Maint	R/R/R
	X		

• Water was off at time of inspection.

Observations:

5.1. The hose spigots were not operational at the time of the inspection. These may be winterized from the interior and are not tested.



Winterized

6. Plumbing Comments

Ok	N/I	Maint	R/R/R
X			

Comments:

6.1. All plumbing components tested well at time of inspection unless otherwise noted.

Attic

ATTIC NOTES : Our evaluation of the attic is limited due to lighting, personal storage and accessibility. Heavily insulated attics make it difficult to review wiring, ceiling joists, plumbing vents, ducts, and other features hidden by the insulation. We do not attempt to enter attics that have less than 36 inches of headroom or are restricted by ducts, framing, or do not have a standard floor designed for normal walking. Attics are not entered if walking the attic may compromise the ceiling below or if mobility is hazardous. These attics are viewed from access points with a strong light. Attic hatches may not be entered if they are an excessive height above the floor or are inaccessible. It is common for loose fill insulation to settle and compact. Increasing insulation is a good way to improve the energy efficiency of a home.

Ventilation is important to get excessive heat and moisture out of attic spaces. Ventilation cannot be measured by the home inspector but will be checked for performance with the weather conditions that are present. Increasing ventilation may improve the performance of the attic.

The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to safe visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

Water stains around roof penetrations are very common. It is often not possible to determine if these type stains are active, unless they are leaking at the time of the inspection. When stains are present, further evaluation, monitoring, and repairs are advised. We recommend checking roofing surfaces each spring and fall and after each severe storm.

1. Attic Access Conditions

Ok	N/I	Maint	R/R/R
X			

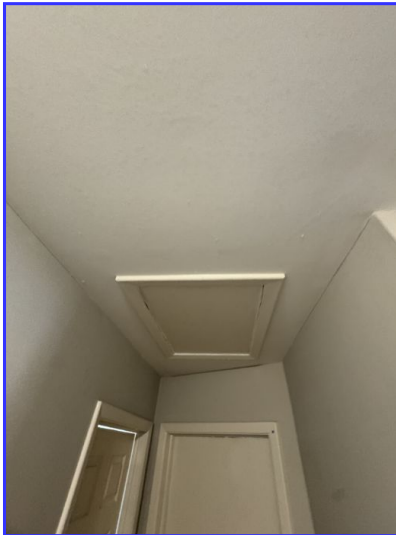
Access:

- Attic was accessed from a hatch. It is suggested to ensure all attic accesses are weatherstripped and insulated.

Observations:

1.1. The attic was entered and visually inspected at the time of inspection. Not all materials or areas are visible due to insulation coverage and/or other materials.

1.2. All attic access openings should be insulated and weather stripped. It is recommended to properly seal and insulate any access between conditioned spaces and the attic



Weather strip and insulate all attic access at living spaces

2. Attic Framing

Ok	N/I	Maint	R/R/R
X			

Materials:

- Rafters

- 2x6's

Materials:

- Concealed due to insulation, not fully examined

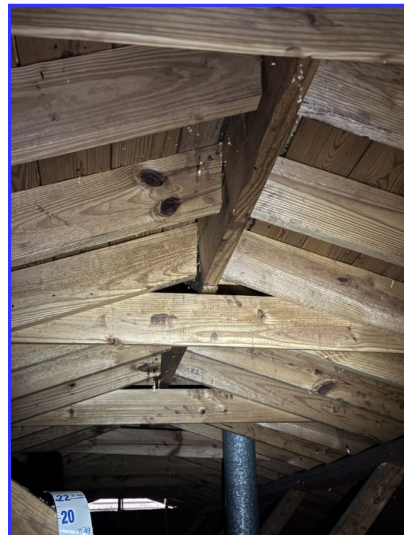
Observations:

2.1. The attic was entered and framing members were inspected. However, not all attic framing members were visible due to insulation coverage.

2.2. Limited review due to insulation installed between the rafters.



2x6 rafters



rafters

3. Roof Sheathing Condition

Ok	N/I	Maint	R/R/R
X			

Materials:

- Solid wood plank



Boards

4. Attic Insulation & Ventilation

Ok	N/I	Maint	R/R/R
X			

Insulation:

- Blown in loose fill fiberglass insulation
- Rolled Batt fiberglass insulation

Types of Vents:

- Gable Vents
- Ridge Vents
- Soffit Vents



Attic insulation condition



Attic insulation condition



Attic insulation condition



Attic insulation condition

5. Attic Comments

Ok	N/I	Maint	R/R/R
X			

Comments:

5.1. No water stains noted on the roof decking in the areas of the attic that were accessed or visible by the inspector. Not all areas were accessible.

Kitchen

KITCHEN NOTES: Kitchen appliance inspection is beyond the scope of the ASHI standards of practice for home inspections, but as a courtesy to our clients, we perform a visual and a operational inspection of all built-in appliances. The appliances listed in this report are turned on for a short time with normal controls, if accessible and power is supplied. Cooking systems are checked for burner operation only. Built-in dishwashers are run through a short rinse cycle to determine if the system is free of leaks. Cabinets and countertops are inspected for major damage; minor chips cracks and surface scratches are cosmetic issues and are not part of this inspection. Clocks, timers, self-cleaning functions, non built-in appliances, refrigerators or freezers or appliances in use are not inspected. Appliances such as fridges and stoves are not pulled out to check behind them.

This inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern : <http://www.cpsc.gov>.

1. Counter Tops & Cabinets

Ok	N/I	Maint	R/R/R
		X	

Materials:

- Laminated

Materials:

- Cabinets appear serviceable. No damage noted.

Observations:

1.1. Suggested to ensure the transition between the countertops an backsplash are properly sealed as a part of routine maintenance.



Kitchen view

2. Kitchen Sinks & Faucets

Ok	N/I	Maint	R/R/R
X			

Sink Materials:

- Stainless Steel sink

Faucet condition:

- Appears serviceable. No damage noted. Sinks are only tested for a short period of time.

Observations:

2.1. Suggested to seal around sink edged to prevent water damage to cabinets below

3. Kitchen Traps/Drains/Supply

Ok	N/I	Maint	R/R/R
X			

Observations:

3.1. Appears serviceable. No damage noted during the short testing at the time of the inspection.

4. Kitchen Appliances

Ok	N/I	Maint	R/R/R
X			

- All listed appliances were present and appeared functional unless otherwise noted.

- Freestanding electric stove

- Built in Oven (electric)

- Vent Hood - Recirculating

- The refrigerator is present and appeared functional. The unit is not fully inspected.

Observations:

4.1. Appliances were noted and operational at the time of inspection, unless specifically noted. Appliances are tested for function, not performance. Only the visible components of the appliances can be tested or reviewed. No Warrantees or Guarantees regarding future performance.



Operational



Operational



Operational

Laundry

LAUNDRY -- Washers and dryers are not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliances stay with the home. Washer plumbing connections are visually observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Dryer vents cannot be fully examined and may be dirty. If recent cleaning of the dryer vent cannot be confirmed, it is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning. There should be a drain pan and drain line installed under the clothes washing machine when the laundry is on an upper level or located over finished space. We do not check these appliances for proper or efficient performance.

1. Laundry Area Location

Location:

- Laundry Room noted in Basement

2. Washer/Dryer Connections

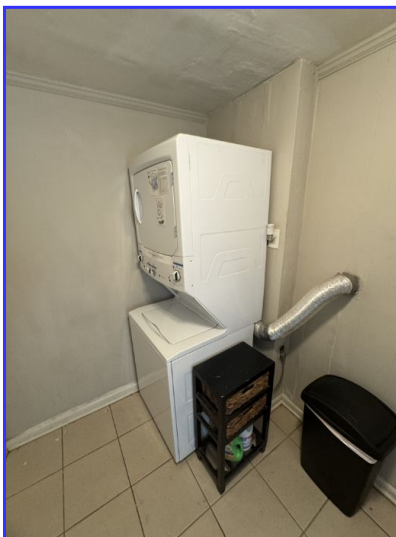
Ok	N/I	Maint	R/R/R
X			

Connections:

- Electric connection for washer tested. Plumbing connections present but these are visually inspected and not tested as they often leak.
- Washer was not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliance stays with the home.
- Washer plumbing connections observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

Connections:

- Electric connection verified and tested, polarity not tested. Vent connections visually inspected only.
- Dryer vents cannot be fully examined and may be dirty. It is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning.
- Dryer was not operated. We recommend confirming proper operation if this appliance stays with the home.



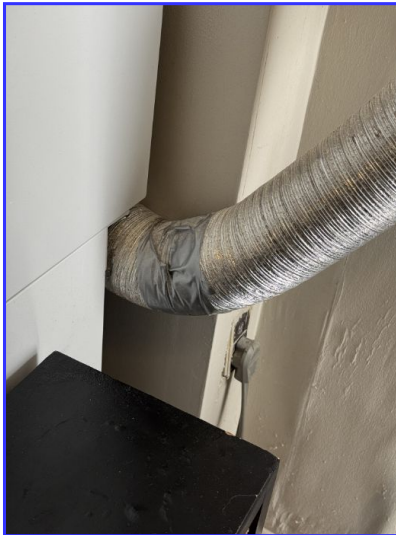
Laundry view

3. Laundry Comments

Ok	N/I	Maint	R/R/R
			X

Observations:

3.1. There is a incorrect repair at dryer vent in the laundry room. Ventilation is required in a laundry (M1301.1)



Incorrect repair at laundry

Bathroom

BATHROOM NOTES : Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. We do not inspect or comment on steam showers, or saunas. We do not perform leak test on shower pans. Many leaks in showers cannot be detected without someone on the floor in the shower. We often cannot see under tubs or showers. We test plumbing fixtures by normal use only. Our focus in bathrooms is directed at identifying visible damage and/or problems. We may not always mention common faults such as stuck drain stoppers. If considered important, you should check these items independently. Shut-off valves and angle stops under 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. 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. Fans are recommended, even if not required, to help help exhaust moisture to the exterior of the home.

1. Bathroom Locations

Ok	N/I	Maint	R/R/R
X			

Locations:

- Master Bath
- Basement level Guest Bath



Main level guest bath



Basement level bath room

2. Bathroom Sinks & Faucets

Ok	N/I	Maint	R/R/R
X			

Sink Materials:

- Cultured Marble

Faucet Conditions:

- Appears serviceable. No damage noted.

Observations:

2.1. Sinks appear serviceable. No damage unless otherwise noted.



Operational



Operational

3. Bathroom Counters/Cabinets

Ok	N/I	Maint	R/R/R
X			

Observations:

3.1. Water stains are noted at the bottom of the cabinet at some or all of the bath room sinks. The stains are dry at the time of the inspection and may be from cleaning products or may indicate a previous leak. The area should be monitored for any future leaks and repaired as needed. However, no leaking was noted at the time of inspection.

4. Bathroom Traps/Drains/Supply

Ok	N/I	Maint	R/R/R
X			

Observations:

4.1. Bathroom drains appears serviceable. No damage unless otherwise noted.

5. Toilet Condition

Ok	N/I	Maint	R/R/R
X			

Observations:

5.1. Bathroom toilets are serviceable. No damage unless otherwise noted.

6. Bathroom Tub and Enclosure

Ok	N/I	Maint	R/R/R
			X

Materials:

- Tub

Materials:

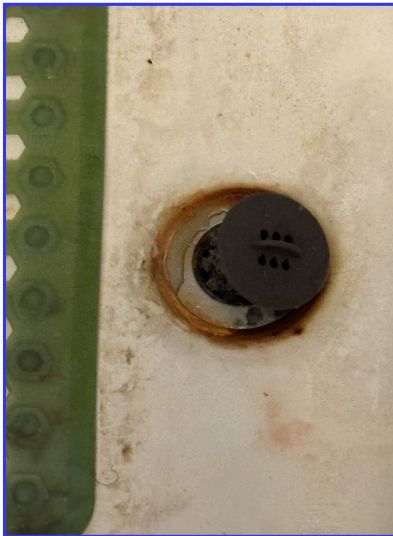
- Ceramic Tile

Observations:

6.1. Suggest all bathroom tub enclosure edges and transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced as well. Any gaps at the perimeter of the tubs should be caulked. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

6.2. Excessive dirt and residue buildup noted at the tub in one or more bathrooms. This limits the view of the tub base. Suggested to have tubs cleaned as needed.

6.3. Rusting at tub Drain. Have contractor clean and repair.



Rusting

7. Tub Faucet Condition

Ok	N/I	Maint	R/R/R
X			

Observations:

7.1. Caulk the gap between the tub spout and the enclosures in bathrooms.



Operational



Operational

8. Shower Enclosure

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Ceramic Tile

Materials:

- Cultured Marble

Observations:

8.1. Appears serviceable. No damage unless otherwise noted.

8.2. Suggest all bathroom Shower enclosure edges and any transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced. Any gaps at the perimeter should be caulked. The base of the shower stall, as well as any installed door framing, should be periodically cleaned and sealed as part of normal maintenance to prevent possible leaks. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

8.3. It is recommended to clean and re-seal the grout around the enclosure of the master shower stall as normal maintenance.



seal around corners

9. Shower Faucet Condition

Ok	N/I	Maint	R/R/R
			X

Observations:

9.1. Repair the leak at the valve handle in the shower in the bath room. See photograph for locations and details.



Operational



active leak

Other Interior Areas

Interior Notes: The Interior section covers areas of the house that are not covered elsewhere in the report. Interior doors and windows are randomly tested. A representative number of outlets, switches, fans and lights are tested. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we try to inform you of obvious broken gas seals in windows or patio doors, however these are not always visible, due to temperature, humidity, window coverings, light source, etc. We do not open blinds, shades, or remove window covers, as this may result in damage. This limits our inspection of the windows in the home.

Your inspection will report visible damage and moisture problems if seen, not normal wear and tear. Personal items in the home may prevent the inspector from viewing all areas, as the inspector will not move any personal items. This may

include furniture, rugs, curtains, blinds, or other interior finishes. 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; 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.

1. Interior Flooring Condition

Ok	N/I	Maint	R/R/R
X			

Materials:

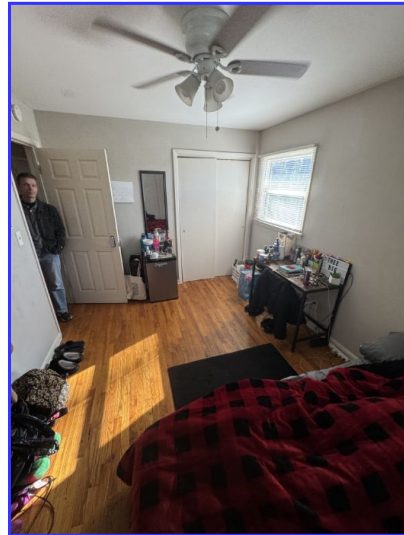
- Normal scratches and wear are observed in the interior finished floors.

Materials:

- Kitchen floor appears to be in good condition. No damage noted at the time of the inspection.
- Bath room floors appear to be in good condition.
- Ceramic Tile
- Wood
- Tile
- Pergo Type Laminate



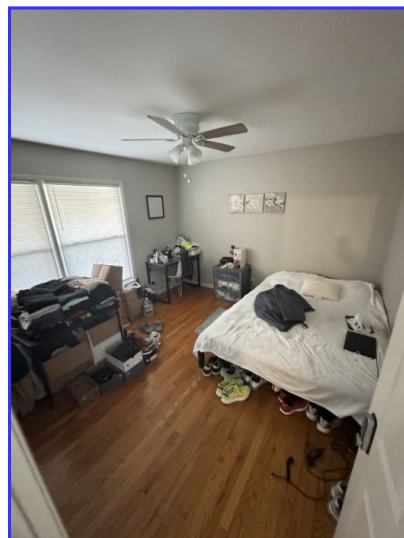
Pergo



Wood



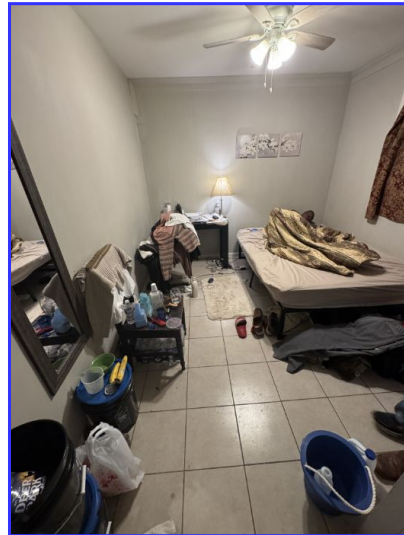
Wood



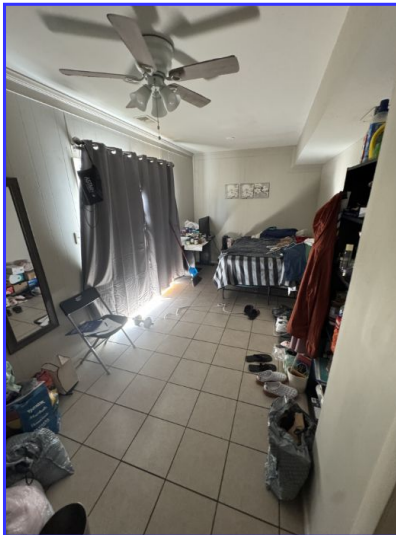
Wood floor



tile



tile



tile

2. Interior Wall Conditions

Ok	N/I	Maint	R/R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- The walls appear to be standard, wood framed construction. The framing is not visible in the finished areas of the home.

- Drywall

Observations:

2.1. The walls appear to be in good condition. No damage noted at the time of the inspection.

2.2. Patching observed in the walls around the home. There was no evidence of current leaks. Suggested to refer to the sellers disclosure if further information regarding the patches is desired.



Damaged wall at bathroom



Patching at ceiling

3. Interior Ceiling Conditions

Ok	N/I	Maint	R/R/R
X			

Materials:

- Drywall

Observations:

3.1. The ceiling appears to be in good condition. No damage noted at the time of the inspection.

4. Interior Door Conditions

Ok	N/I	Maint	R/R/R
X			

5. Window Condition

Ok	N/I	Maint	R/R/R
X			

Observations:

5.1. Determining the condition of all thermal pane windows is not usually possible, due to variations in temperature, weather and lighting at the windows.



Vinyl thermal pane

6. Interior Stair/Rail Conditions

Ok	N/I	Maint	R/R/R
X			



Stair views

7. Other Interior Area Comments

Ok	N/I	Maint	R/R/R
X			

Observations:

7.1. Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

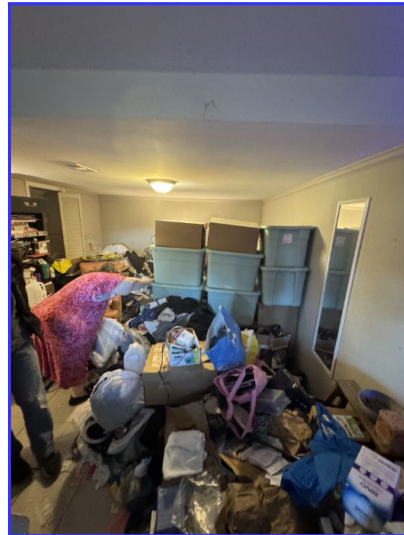
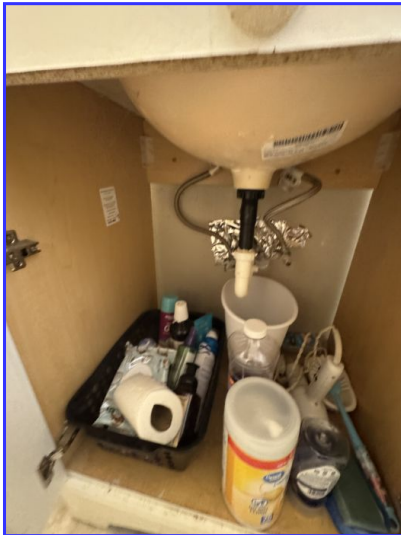
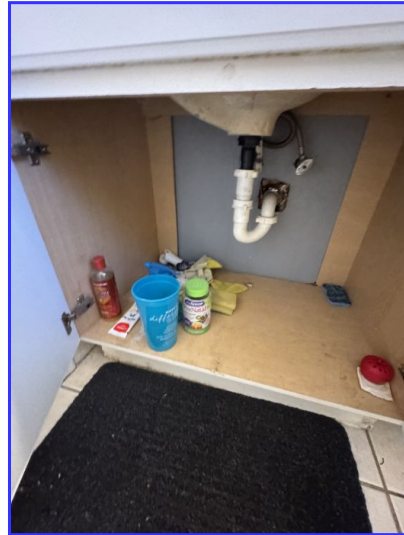
8. Closet Conditions

Ok	N/I	Maint	R/R/R
X			

Materials:

- Reach in closet

Photos



Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

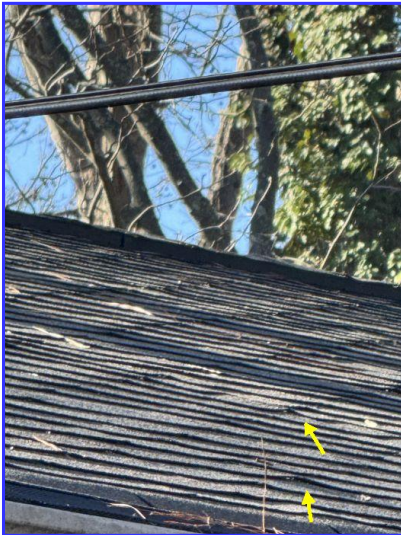

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Roof		
Page 4 Item: 1	Roof Conditions	<p>1.3. Minor curling is noted at the edges of the shingles. This is a result of the roofs age. No significant repairs are needed. Suggested to monitor area and repair if needed.</p> <p>1.4. Lifted shingles are noted at several areas around the home and should be re-nailed.</p>
		
Curling shingles		Curling noted on shingles on roof
Page 6 Item: 2	Roof Boots & Flashing	2.3. Heating vents are rusted. We recommend a review for repair or replacement as necessary.



rusting

Exterior

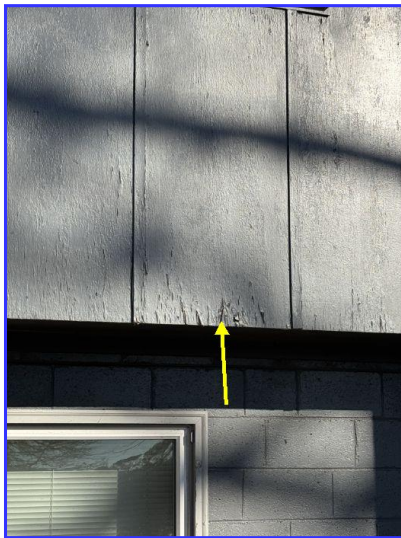
<p>Page 8 Item: 2</p>	<p>Exterior Wall Condition</p>	<p>2.3. Cracks are noted in the brick siding at several areas around the home. Cracks in the brick should be professionally sealed to prevent possible water entry and monitored for any future movement. The bricks are siding and are not a structural element of the home.</p> <p>2.4. Multiple areas around the house noted where the lap siding is weathered. Monitor siding for further weathering and deterioration. Repair as needed.</p> <p>2.5. Multiple areas of faded or chipped paint were noted around the exterior of the home. In the inspectors opinion, the siding and trim are due to be painted. Suggested to consult with a licensed painter to review for paint as needed.</p>
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Damaged brick and mortar at home



Cracked brick siding at rear



Damaged area of siding at rear



peeling paint at home



Common cracks/chips noted at the corners of the siding.



Damaged brick and mortar at rear



Damaged under deck

Page 11 Item: 3

Trim Conditions

3.4. Most of the trim around the home needs to be caulked and painted. Any unpainted or unsealed portions of trim will be susceptible to premature deterioration and has the potential to allow for water intrusion. Suggested to ensure all trim is properly painted and sealed as needed.

3.5. Multiple areas of unpainted/weathered trim were noted around the home. Any areas of bare wood noted at the exterior of the home should be painted and sealed to prevent premature deterioration. See photographs for some examples and locations.

3.6. Caulk the vertical joints between the wood corner trim and the siding at the rear/front corners of the home to prevent possible water entry.

3.7. Due to the damaged trim noted around the home. It is suggested to have a licensed contractor fully review and repair all damaged and wood trim and any materials subsequently damaged due to the condition of the aforementioned trim. See photographs for some examples and locations.



caulk fascia at the right side



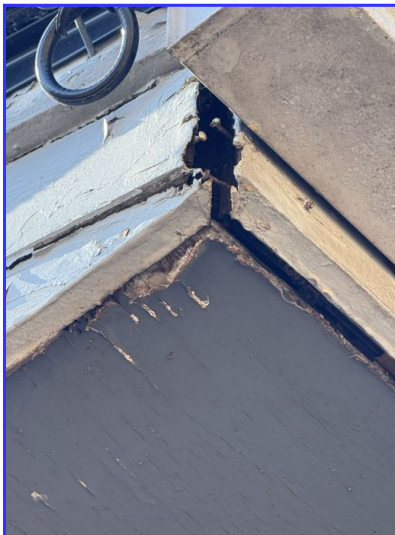
Close gaps at trim



Damaged trim at rear



Caulk around window trims



Water damage trim at corners

Page 13 Item: 4	Vent Conditions	4.1. The vent for the dryer is not fully visible at the time of the inspection and should be cleaned for proper and safe operation of the clothes dryer. Dryer vent ducts should be inspected at least once a year to reduce the risk of fire.
Page 14 Item: 7	Exterior Grading	<p>7.4. Erosion was noted at one or more areas around the house. Have soil placed back in this area and erosion control installed until effective ground cover can be established. It is recommended that a landscape contractor correct.</p> <p>7.5. The house sits lower than the level of the rear yard and the yard is sloped towards the back of the home. The drainage should be monitored during any heavy rains and repaired as needed to prevent possible water entry</p>



Erosion under deck

Page 15 Item: 8	Gutter Conditions	8.3. Clogged gutters are noted around the home. Suggest gutters be cleaned as a part of normal maintenance to ensure proper drainage.
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Gutters are clogged around the home

Page 16 Item: 10	Foundation Type	10.2. Incorrect repair noted at rear exterior foundation. Recommend to have foundation contractor review to make sure no water intrusion continues.
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Incorrect repair at rear foundation

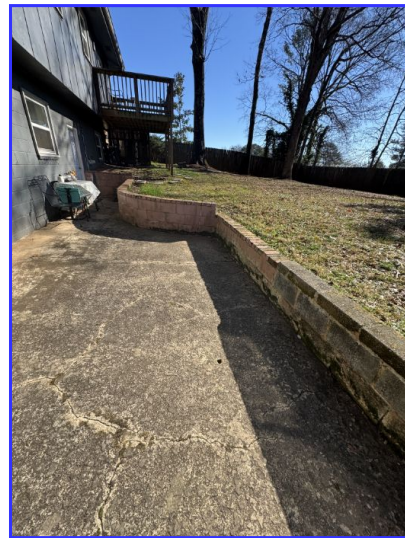
Page 17 Item: 11

Retaining Wall Conditions

11.1. Recommend review by a qualified professional for repair or replacement, as necessary.



Damaged wall



Retain wall

Page 17 Item: 12

Exterior Stair Condition

12.1. Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.



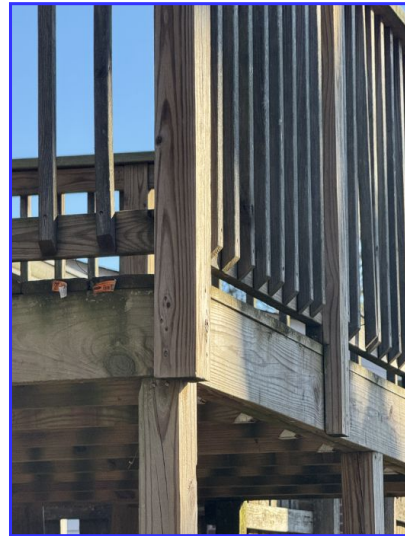
Missing handrail

Decks/Porches/Patios

<p>Page 19 Item: 1</p>	<p>Deck Conditions</p>	<p>1.2. Deck is weathered and is due for a water proofing sealer.</p> <p>1.3. There were multiple issues noted with the deck on the home. It is suggested to have the entire deck reviewed and all repairs made by a licensed decking contractor. See photographs for example issues and locations.</p> <p>1.4. Additional bolts are recommended where the deck is secured to the home. The deck should have 1/2 inch carriage bolts installed with washers and nuts every 16-32 inches.</p> <p>1.5. There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.</p> <p>1.6. The deck appears to be nailed to the structure. Nails may pull out and fail. It is recommended to have the deck properly bolted and secured where it meets the rear of the home.</p>
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Deck view



No bolts at deck



Missing flashing



Missing straps and bolts



Weathered decking

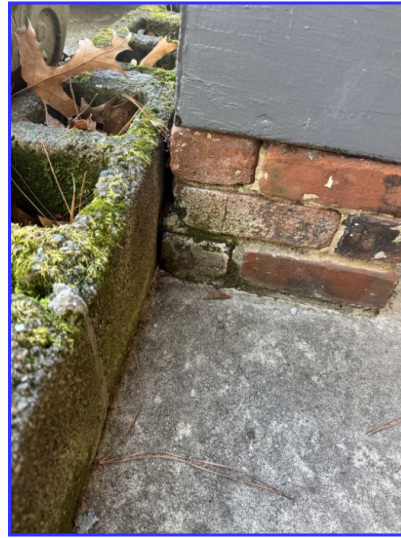


Incorrect repair at deck

Page 20 Item: 2	Porch Conditions	2.2. Wear noted in the mortar at the front porch. Suggested to have mortar repaired as needed to prevent further weathering and potential water issues. See photographs for examples.
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Damaged pillars at porch



Damaged post footings

HVAC Systems

Page 24 Item: 1	Air Conditioning Systems	<p>1.1. Air conditioning could not be inspected due to outside temperature. Activating air conditioning during cool/cold weather can cause serious damage to the system. Buyer is advised to verify satisfactory operation prior to close.</p> <p>1.2. Refrigerant line insulation is damaged at the outdoor unit. Recommend repairs for improved performance</p>
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Poor insulation



Incorrect repair a lines

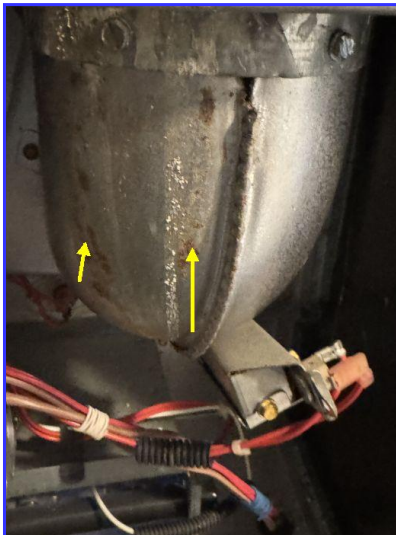


Ac at rear

Page 27 Item: 5

Furnace System Conditions

5.3. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.



Rusting in unit

Page 28 Item: 6

Furnace Exhaust Vent

6.2. Rusting and holes observed in the furnace vent pipe, which is a serious safety concern. Have examined and repaired as needed by a HVAC contractor.



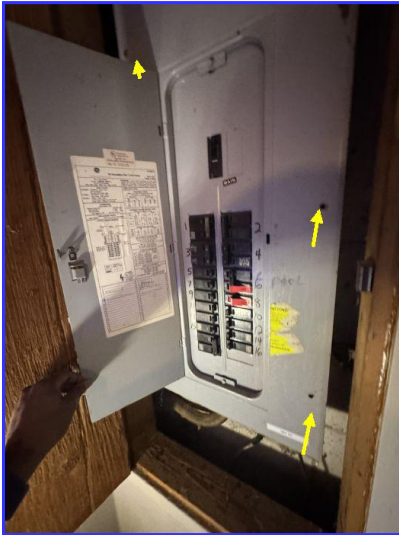
Rust noted on metal vent pipe

Electrical

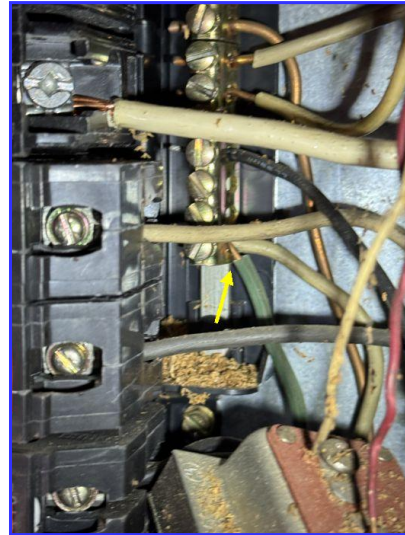
Page 31 Item: 3

Main Panel
Comments

3.2. Neutral wires are doubled or bundled together on the neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. We recommend having a licensed electrician review as a safety upgrade.



Labeled



Double tapped neutrals

Page 32 Item: 6

Exterior Electrical

6.1. Ground Fault Circuit Interrupters (**GFCI**'s) were not required when the home was built. Suggest client consider upgrading with GFCI's at all garage and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.



no gfci at exteriors



No gfci at exterior outlets

Page 33 Item: 7

Interior Electrical Conditions

7.2. GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources. See photographs for examples and locations of missing or needed GFCI outlets.

7.3. Open or improper splices were observed in the attic. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice. Have a licensed electrician examine and repair.

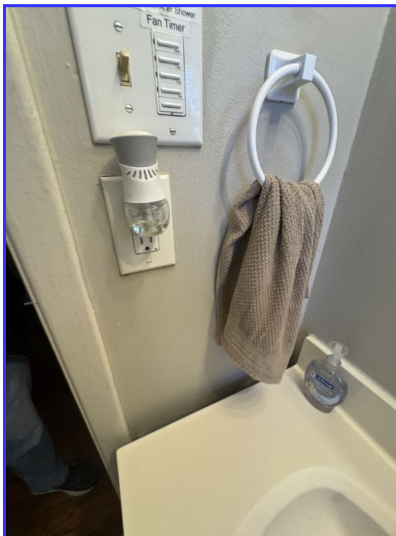
7.4. Grounding outlets was not a common practice when this home was built. Two prong outlets are noted throughout the home. Many outlets have been replaced with three prong receptacles and are not connected to a ground. Grounding protects the electrical system and is required for many modern appliances. Have a licensed electrical contractor evaluate and ensure the system is properly grounded.



Open wires under kitchen sink



no grounding or gfci at kitchen



The bathroom GFCI outlet did not trip when tested.

Laundry

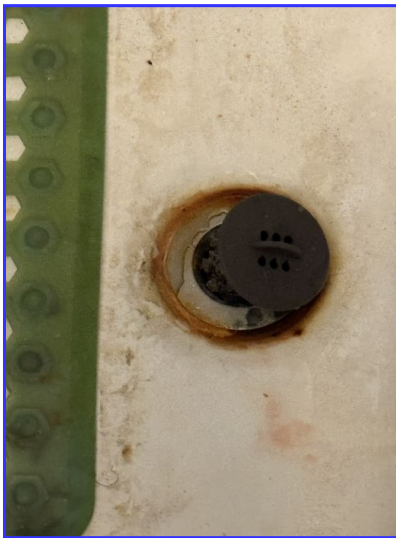
Page 44 Item: 3	Laundry Comments	3.1. There is a incorrect repair at dryer vent in the laundry room. Ventilation is required in a laundry (M1301.1)
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Incorrect repair at laundry

Bathroom

Page 47 Item: 6	Bathroom Tub and Enclosure	<p>6.2. Excessive dirt and residue buildup noted at the tub in one or more bathrooms. This limits the view of the tub base. Suggested to have tubs cleaned as needed.</p> <p>6.3. Rusting at tub Drain. Have contractor clean and repair.</p>
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Rusting

Page 48 Item: 8	Shower Enclosure	8.3. It is recommended to clean and re-seal the grout around the enclosure of the master shower stall as normal maintenance.
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seal around corners

Page 49 Item: 9	Shower Faucet Condition	9.1. Repair the leak at the valve handle in the shower in the bath room. See photograph for locations and details.
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active leak

Other Interior Areas

Page 51 Item: 2

Interior Wall Conditions

2.2. Patching observed in the walls around the home. There was no evidence of current leaks. Suggested to refer to the sellers disclosure if further information regarding the patches is desired.



Damaged wall at bathroom