

# *AmeriSpec Inspection Services*

## Home Inspection Report



1111 Oak Drive Street, Marietta GA, 30144  
Inspection prepared for: John Doe & Jane Smith  
Agent: Your Agent -

Inspection Date: 2/25/2011 Time: 10:00 AM  
Age: 1997 14 Yrs old Size: 1832  
Weather: Rain low 60's

Inspector: Mike Ogle  
ASHI #249104

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**770-919-0577**

## General Information

A Home Inspection is intended to assist in the evaluation of the overall condition of the home. We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. Our Inspection is performed to the ASHI Standards. All items designated for inspection by the ASHI standard are inspected, and are satisfactory unless otherwise noted in the report. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, IT IS NOT POSSIBLE to find every defect in the home with a standard home inspection. Although some minor items may also be mentioned. If we include pictures in this report, we may not include pictures of all defects.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. For an additional fee, we will perform verification of repairs to ensure repairs or corrections were made.

It must be noted that any mechanical device can fail at any time and its life expectancy cannot be determined. Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We are not responsible for future failure. This report does not address: environmental hazards, Lead based paint, Radon Gas, Pest or Wood Destroying Insects or Molds.

## Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe our opinion of the condition of items and components in your 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.

**N/I: Not Inspected.** These items were not inspected due to inaccessibility, the presents of personal items, weather conditions, or the item was not within the scope of the inspection. These items will appear in the summary report.

**N/P: Not Present.** This item was not present at the time of the inspection.

**Maint: Maintenance comment.** The item was inspected and found to be deficient in some respect or in the inspector opinion maintenance needs to be performed. Items with this heading will not appear in the summary report. Many times these are normal maintenance items where maintenance has been deferred and is needed.

**N/R: Needs repair or replacement.** 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

### 1. Persons in Attendance

Buyers • Buyers Agent

### 2. Occupancy

The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.

### 3. Property Information

This is a single family home

### 4. Levels

2 Story

## Exterior

### 1. Driveway Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Concrete  
 Observations:  
 • Common cracks noted.

### 2. Walkway Conditions

OK	N/I	N/P	Maint	N/R
			X	

Materials: Concrete  
 Observations:  
 • Possible trip hazard. walkway has settled, This is a safety concern. Suggest repair/replacement as needed to ensure safety.



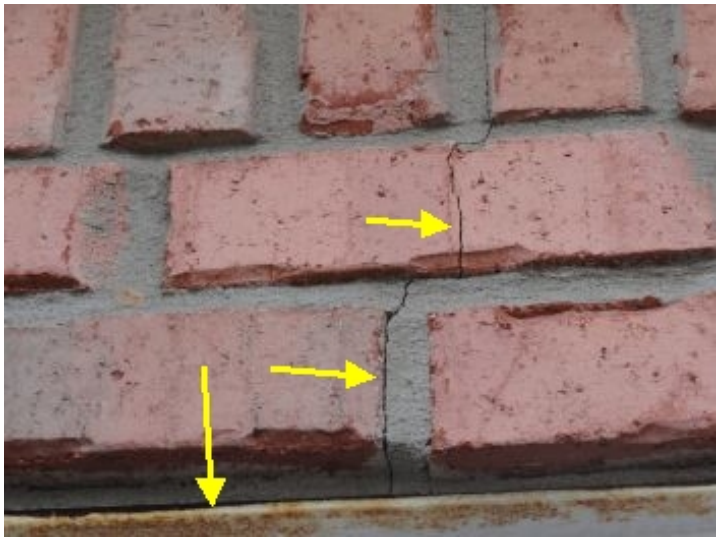
### 3. Exterior Wall Cladding Condition

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

Materials: Fiber cement board lap siding • Brick

Observations:

- Minor cracking in brick veneer noted. This is normally not a serious concern. Buyer is advised to monitor this condition and consult with a qualified contractor should condition worsen.
- The caulk has cracked at joints were siding is connected. Caulk is needed to prevent moisture intrusion, this is normal maintenance.
- Areas of minor damage noted.
- Rusted lintel noted at brick ledge at front of house, scrap and paint.
- Suggest trimming back vegetation from siding to prevent deterioration. This will promote moisture damage and wood deterioration to the siding. Our review of this area is limited.



### 4. Trim Conditions

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

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

Observations:

- Moisture damage, wood rot, observed at several doors and windows around the home . Recommend review for repair as necessary.
- Split Caulking and peeling paint noted.



### 5. Window/Frame Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Single Hung • Metal Frame

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.

### 6. Exterior Door Conditions

OK	N/I	N/P	Maint	N/R
			X	

Materials: Metal Clad

Observations:

- Step to house from porch is 11 inches, steps should be no higher that 8 inches, this is a trip hazard , repair as needed.
- No light at exterior door, lights are needed for safe egress , have an electrician repair as needed. .



7. Gutter Condition

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

Materials: Aluminum

Observations:

- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Gutters are sagging, at porch on right side, improperly pitched.
- Splash blocks or extensions are missing on downspouts at various locations around the house. This can result in water accumulating around the structures foundation, (or in basements or crawl spaces, if they exist.) Water can attract wood destroying insects. We recommend extenders so that rain water is moved several feet from the foundation. It is also important that the soil slop down and away from the home to ensure proper drainage
- Elbow missing on gutter downspout at right side. Repairs are needed to ensure proper drainage away from the house.



8. Vent Condition

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

Observations:

- Vent damper is open due to debris, this can cause unwanted air or pest entry into the home. Vent should be cleaned for proper operation.

### 9. Grading Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Moderate Slope
- Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.

### 10. Electric Meter Condition

OK	N/I	N/P	Maint	N/R
X				

Location: Left Side

### 11. Gas Meter Condition

OK	N/I	N/P	Maint	N/R
X				

Location: Left Side

Observations:

- Main fuel shutoff was located at the meter.

### 12. Exterior Faucet Conditions

OK	N/I	N/P	Maint	N/R
	X			

Observations:

- Water was off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.

### 13. Stair Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- **Stairs are uneven.**
- **Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.**



## Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by a visual inspection. Small Hail exposure is common in this area and we do not comment on it, if it has not resulted in significant damage or has not altered the condition of the roof. Extreme weather, heavy rains, or tropical storms may cause

water leaks that are not evident at the time of the inspection and does not fall within the scope of this inspection.

**1. Methods Used to Inspect Roof**

How Inspected: Roof was visually inspected from accessible points on the interior and/or exterior, from the ground we used 8x56 field glasses. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review. • Observed from the ground with 8X56 field glasses.

**2. Roof Condition**

OK	N/I	N/P	Maint	N/R
			X	

Materials: Asphalt Composition Shingles • Gable

Observations:

• Granular loss and deterioration observed. Roof appears to be original. This grade of shingles generally lasts 12-17 years. Shingles are dry, brittle, cracked, cupping, and curling. Roof appears to be nearing the end of its useful life. No leaks observed, monitor after each season or major storm.



**3. Roof Flashing Condition**

OK	N/I	N/P	Maint	N/R
X				

Materials: Aluminum

**Attic**

Our evaluation of the attic is limited due to lighting, personal storage and accessibility. Heavily insulated attics are difficult to review wiring, ceiling joists, plumbing and vents, ducts, etc. 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, thus when stains are present further monitoring is advised. We recommend checking roofing surfaces each spring and fall and after each severe storm. Increasing insulation is a good way to improve the energy efficiency of a your home.

**1. Methods Used to Inspect**

How Inspected: Accessible entered from 2nd floor hall pull down stair

## 2. Framing Condition

OK	N/I	N/P	Maint	N/R
X				

Style: Trusses

## 3. Sheathing Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: OSB Oriented Stand Board

## 4. Evidence of leaking

OK	N/I	N/P	Maint	N/R
X				

Observations:

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

## 5. Insulation Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Blown in insulation • Fiberglass

Observations:

- 10-13" of insulation present.
- R-30- Blown in fiberglass insulation has a rating of R2,5 per inch. 10 to 13 inches of insulation is approx. R-30 and is recommended in this climate zone.

## 6. Ventilation Conditions

OK	N/I	N/P	Maint	N/R
X				

Style: Gable Vents • Hooded Roof Vents

## 7. Electrical Conditions

OK	N/I	N/P	Maint	N/R
X				

## 8. Distribution/Ducting Conditions

OK	N/I	N/P	Maint	N/R
X				

Style: Ducts/Registers

# Garage

## 1. GarageType

Type: Attached two car garage

## 2. Garage Floor Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Concrete

Observations:

- Common cracks noted.

## 3. Garage Wall Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Drywall • Unfinished

Observations:

- Common cracks noted.



#### 4. Garage Ceiling Condition

OK	N/I	N/P	Maint	N/R
			X	

Materials: Drywall

Observations:

- Fire separation integrity between the house and the garage is compromised due to holes in the ceiling, at water heater. Gypsum board is a good fire barrier and if not present, may cause rapid acceleration of any garage fires into the house. Seal all openings in the ceilings with a fire rated material.



#### 5. Fire Door Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Metal Insulated

#### 6. Garage Door Condition

OK	N/I	N/P	Maint	N/R
			X	

Materials: Wood Composition

Observations:

- Bottom weatherstrip is deteriorated, recommend review for repair or replacement, as necessary.

### 7. Garage Door Hardware Condition

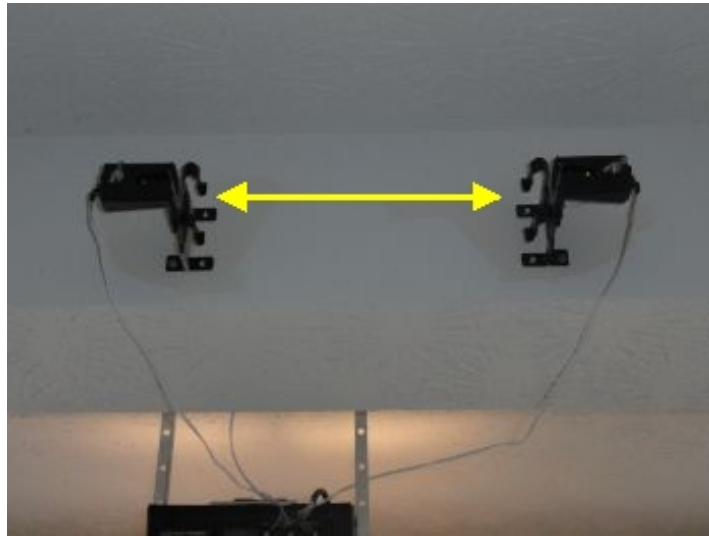
OK	N/I	N/P	Maint	N/R
X				

### 8. Garage Door Opener Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- The electric eyes are mounted too high above the floor to protect small children, pets or property. Lowering these to 6 to 8 inches is recommended by the manufacturer.



### 9. Garage Electrical Condition

OK	N/I	N/P	Maint	N/R
X				

## Chimney

### 1. Chimney Comments

Type: Cement fiber lap siding

### 2. Chimney Condition

OK	N/I	N/P	Maint	N/R
X				

### 3. Flue Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Metal

### 4. Flashing Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Metal

### 5. Spark Arrester/Raincap Condition

OK	N/I	N/P	Maint	N/R
X				

Rain Cap Present

## Foundation

### 1. Foundation Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Poured Concrete

Observations:

- The foundation/slab is viewed where visible. In most cases, some or all of the slab is hidden. 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.

## Decks/Patios/Porches/Balcony

### 1. Deck Conditions

OK	N/I	N/P	Maint	N/R
			X	

Materials: Wood

Observations:

- The handrail is not graspable. Deck stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.
- Deck risers are open, current best practices require openings to be less than four inches, for child safety.
- No required flashing where deck meets house, as required. Flashing is a suitable thin metal used to prevent water penetration in joints and tight areas around bolts. (R703.6).
- Outside beam is damaged at left side, have a deck contractor repair prior to use.



### 2. Porch Condition

OK	N/I	N/P	Maint	N/R
			X	

Materials: Wood



## Plumbing

### 1. Main Shutoff Location

OK	N/I	N/P	Maint	N/R
X				

Materials: Near the water heater  
 Observations:  
 • Under water heater in garage.



### 2. Supply Line Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Pex

### 3. Waste Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Public Waste

### 4. Waste Line Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: PVC

# Electrical

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 finish. 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. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

## 1. Main Service Drop Condition

OK	N/I	N/P	Maint	N/R
X				

Type: Main Service Drop is underground • Grounding verified

## 2. Electrical panel Condition

OK	N/I	N/P	Maint	N/R
X				

Type / Materials: Breakers • Branch circuit wiring is aluminium • Branch circuit wiring is copper

Observations:

- The main disconnect is located in the breaker panel.
- The main service is approximately 150 Amps amps, 120 & 240 volts.



## 3. Smoke detector comments

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Also since there are gas appliances and an attached garage we recommend adding Carbon monoxide detectors near all sleeping areas.
- No working detectors observed, suggest installing smoke detectors, as necessary, for safety.

# HVAC

## 1. Heating

Type: Gas forced air

## 2. Burner Chamber Comments

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- No record of recent service observed.
- The last service date is unknown, no service records exist. Since the unit is more than 10 years old, Have a heating and cooling contractor inspect, clean and service the system. For safety reasons and because this is a gas system annual service is recommended.

## 3. Exhaust Venting Conditions

OK	N/I	N/P	Maint	N/R
				X

Materials: Metal

Observations:

- Exhaust has inadequate clearance to combustibles, refrigerate line is supported by exhaust vent, which is a safety concern.

## 4. Distribution Ducting Condition

OK	N/I	N/P	Maint	N/R
X				

Type: Flexible Duct • Metal Ducts

## 5. A/C Condition

OK	N/I	N/P	Maint	N/R
	X			

Materials: Electric • Split System

Observations:

- 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.

## 6. Compressor Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Refrigerant line insulation is damaged. Recommend repairs for improved performance
- A/C cabinet is original and is 14 years old; It is near or at the end of its useful service life. Minimal life should be expected from this unit. Normal life in this area for an outside condenser is 12-15 years.



7. Condensate conditions

OK	N/I	N/P	Maint	N/R
X				

8. Air Filter Condition

OK	N/I	N/P	Maint	N/R
X				

Observations:

- Filter size at of the unit serving the Whole House HVAC unit is 16x25 and the filters is the disposable 30 day type.

9. Heating Comments

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Grommets or protective bushings are needed to protect the thermostat wires when they pass through the metal furnace walls. We recommend adding this protection for proper operation.
- The refrigerate lines in the attic were not properly supported, the line should be supported every 6 feet, add supports as needed.



Water Heater

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 measure your water temperature upon occupancy and adjust it to a safe temperature (typically 120-125 degrees). Keep all combustible items away from the water heater. A overflow pan and drain is advised if your water heater is located in, adjacent to, or above a finished area.

### 1. Water Heater Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Water heater is located in the garage.

Observations:

- The water heater is located in the garage. The water heater type is a natural gas , with a capacity of 40 gallons. The unit was manufactured by Ruud .
- Water heater is about 14 years old. Average life expectancy is about 12-15 years. This can vary based upon maintenance and lifestyle demands

### 2. Supply lines Condition

OK	N/I	N/P	Maint	N/R

Materials: Copper • PEX

### 3. Temperature Pressure Release Valve Conditions

OK	N/I	N/P	Maint	N/R
	X			

Observations:

- The temperature pressure release valve 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. Water from the TPR valve may be extremely hot, use caution when testing this valve.

### 4. Combustion Chamber Conditions

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Evidence of past combustion problem observed (burn mark ); no problems observed at time of inspection.

### 5. Flue Venting Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Metal

## 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 but not calibration or timers or any special features such as cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system free of leaks and corrosion. Cabinets and countertops are inspected for "major" damage; minor chips cracks and surface scratches are cosmetic issues and are not part of this inspection.

### 1. Kitchen Floor Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Ceramic Tile

### 2. Kitchen Walls Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Drywall/Plaster

### 3. Ceiling Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Drywall/Plaster

### 4. Kitchen Electrical Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:  
 • GFCI did not respond to test, suggest replacing for safety, on stove wall.

### 5. Kitchen Cabinet Condition

OK	N/I	N/P	Maint	N/R
X				

### 6. Counter Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Laminated

### 7. Kitchen Sink Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Stainless Steel

### 8. Kitchen Faucets

OK	N/I	N/P	Maint	N/R
X				

### 9. Traps/Drains/Suply Condition

OK	N/I	N/P	Maint	N/R
X				

### 10. Stove Cooktop Conditions

OK	N/I	N/P	Maint	N/R
				X

Observations:  
 • Controls for clock, oven and timers did not work properly, disconnected unit for safety as unit did not turn off oven or clear commands . Have an appliance technician repair and confirm proper operation prior to close.

### 11. GarbageDisposal

OK	N/I	N/P	Maint	N/R
			X	

Observations:  
 • Disposal was inoperable at time of inspection.

### 12. Dishwasher Condition

OK	N/I	N/P	Maint	N/R
	X			

### 13. Hood Fan Condition

OK	N/I	N/P	Maint	N/R
			X	

Recirculating  
Observations:

- Vent fan light is inoperable.

## Laundry Area

### 1. Laundry Area Location

Location: 2nd floor Hall

### 2. Floors

OK	N/I	N/P	Maint	N/R
			X	

Materials: Sheet Vinyl  
Observations:

- Minor damage noted, not sealed at door.



### 3. Door Condition

OK	N/I	N/P	Maint	N/R
X				

### 4. Washer Hook-ups

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- No pan was installed for the washer, these are recommended when the laundry is located over finished space



5. Dryer Hook-ups

OK	N/I	N/P	Maint	N/R
X				

Observations:  
 • Gas and Electric

Bathroom

1. Bathroom Location

Materials: Master Bath • Second Floor Hall

2. Bath Floor Conditions

OK	N/I	N/P	Maint	N/R
X				

Materials: Sheet Vinyl

3. Sink Faucet Condition

OK	N/I	N/P	Maint	N/R
X				

4. Traps/Drains/Supply Condition

OK	N/I	N/P	Maint	N/R
X				

Observations:  
 • Right side sink in master is connected from left sink.



5. Toilet Condition

OK	N/I	N/P	Maint	N/R
X				

6. Tub/Whirlpool Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Tub

7. Tub Faucet Condition

OK	N/I	N/P	Maint	N/R
X				

8. Shower Faucet Condition

OK	N/I	N/P	Maint	N/R
X				

9. Shower Door Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Glass

Other Interior Areas

1. Floor Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Water damage observed.
- Minor damage noted.
- Non professional installation noted in upstairs bedrooms, repair as needed
- Floor trim at lower level between tile and pergo floor is loose and needs secured



### 2. Wall Condition

OK	N/I	N/P	Maint	N/R
X				

Materials: Drywall

Observations:

- Common cracks noted.

### 3. Ceiling Conditions

OK	N/I	N/P	Maint	N/R
				X

Observations:

- Common cracks noted, the cracks do not represent a condition that is in need of attention, No water stains observed at the time of the inspection.
- Evidence of past water penetration observed.
- Water stains, at the time of the inspections, or other damage was observed near plumbing fixtures that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.

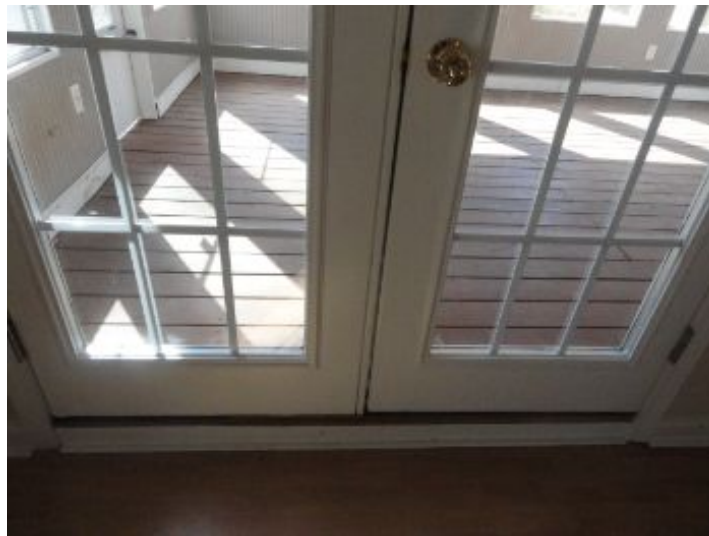


#### 4. Door Conditions

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Door sticks at upstairs bedroom, does not close, needs adjustment.
- Weather stripping missing or damaged at deck door, repair as needed.



#### 5. Window Condition

OK	N/I	N/P	Maint	N/R
			X	

Observations:

- Window locks or other hardware damaged at upstairs Bedroom . Repairs are needed for proper operation and safety.



6. Electrical Conditions

OK	N/I	N/P	Maint	N/R
				X

Observations:

- Open ground noted at lower level receptacles observed at office area have an electrician repair for safety.
- Over head light loose in living room, have an electrician repair as needed



Fireplace

The interior of a fireplace flue pipe is seldom fully visible and therefore is not part of this inspection as per the ASHI standard of Practice. If gas starters or logs are present these fixtures will not be lit, only the gas valves are tested. We also recommend that fireplace flue(s) be professionally cleaned regularly per industry standards.

1. Fireplace Location

Location: The fireplace is located in the Family Room.

## 2. Fireplace Condiion

OK	N/I	N/P	Maint	N/R
			X	

**Observations:**

- A wood burning fireplace is noted in this home.
  - The gap around the gas supply line where entering the side of the fireplace needs to be sealed with heat resistant compound or refractory cement that has been properly cured as required by industry standards. This is a safety concern. We recommend a qualified professional review the gas entry line and make repairs as needed.
  - Minor cracking and deterioration on back fire brick, no fire brick on sides of firebox, given the age and visible condition we recommend a professional chimney evaluation prior to wood burning use of this fireplace for safety.
  - Uncapped gas line for starter or previously installed gas logs noted.
- Correction needed



## 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. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Depending upon your needs and those who will be on this property, certain maintenance items we listed in the body of the report, and not in the summary, may also be a concern for you; be sure to read your Inspection Report in its entirety. We also will verify any repairs that you may request to ensure that they were done and are correct. ( re-inspection fee applies).

**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.

Exterior		
Page 3 Item: 2	Walkway Conditions	<ul style="list-style-type: none"> <li>• Possible trip hazard. walkway has settled, This is a safety concern. Suggest repair/replacement as needed to ensure safety.</li> </ul>
Page 3 Item: 3	Exterior Wall Cladding Condition	<ul style="list-style-type: none"> <li>• The caulk has cracked at joints where siding is connected. Caulk is needed to prevent moisture intrusion, this is normal maintenance.</li> <li>• Areas of minor damage noted.</li> <li>• Rusted lintel noted at brick ledge at front of house, scrap and paint.</li> <li>• Suggest trimming back vegetation from siding to prevent deterioration. This will promote moisture damage and wood deterioration to the siding. Our review of this area is limited.</li> </ul>
Page 4 Item: 4	Trim Conditions	<ul style="list-style-type: none"> <li>• Moisture damage, wood rot, observed at several doors and windows around the home . Recommend review for repair as necessary.</li> <li>• Split Caulking and peeling paint noted.</li> </ul>
Page 5 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> <li>• Step to house from porch is 11 inches, steps should be no higher than 8 inches, this is a trip hazard , repair as needed.</li> <li>• No light at exterior door, lights are needed for safe egress , have an electrician repair as needed. .</li> </ul>
Page 5 Item: 7	Gutter Condition	<ul style="list-style-type: none"> <li>• Gutters are sagging, at porch on right side, improperly pitched.</li> <li>• Splash blocks or extensions are missing on downspouts at various locations around the house . This can result in water accumulating around the structures foundation, (or in basements or crawl spaces, if they exist.) Water can attract wood destroying insects. We recommend extenders so that rain water is moved several feet from the foundation. It is also important that the soil slope down and away from the home to ensure proper drainage</li> <li>• Elbow missing on gutter downspout at right side. Repairs are needed to ensure proper drainage away from the house.</li> </ul>
Page 5 Item: 8	Vent Condition	<ul style="list-style-type: none"> <li>• Vent damper is open due to debris, this can cause unwanted air or pest entry into the home. Vent should be cleaned for proper operation.</li> </ul>
Page 6 Item: 13	Stair Condition	<ul style="list-style-type: none"> <li>• Stairs are uneven.</li> <li>• Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.</li> </ul>
Roof		

Page 7 Item: 2	Roof Condition	<ul style="list-style-type: none"> <li>• Granular loss and deterioration observed. Roof appears to be original. This grade of shingles generally lasts 12-17 years. Shingles are dry, brittle, cracked, cupping, and curling. Roof appears to be nearing the end of its useful life. No leaks observed, monitor after each season or major storm.</li> </ul>
<b>Garage</b>		
Page 9 Item: 4	Garage Ceiling Condition	<ul style="list-style-type: none"> <li>• Fire separation integrity between the house and the garage is compromised due to holes in the ceiling, at water heater. Gypsum board is a good fire barrier and if not present, may cause rapid acceleration of any garage fires into the house. Seal all openings in the ceilings with a fire rated material.</li> </ul>
Page 9 Item: 6	Garage Door Condition	<ul style="list-style-type: none"> <li>• Bottom weatherstrip is deteriorated, recommend review for repair or replacement, as necessary.</li> </ul>
Page 10 Item: 8	Garage Door Opener Condition	<ul style="list-style-type: none"> <li>• The electric eyes are mounted too high above the floor to protect small children, pets or property. Lowering these to 6 to 8 inches is recommended by the manufacturer.</li> </ul>
<b>Decks/Patios/Porches/Balcony</b>		
Page 11 Item: 1	Deck Conditions	<ul style="list-style-type: none"> <li>• The handrail is not graspable. Deck stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.</li> <li>• Deck risers are open, current best practices require openings to be less than four inches, for child safety.</li> <li>• No required flashing where deck meets house, as required. Flashing is a suitable thin metal used to prevent water penetration in joints and tight areas around bolts. (R703.6).</li> <li>• Outside beam is damaged at left side, have a deck contractor repair prior to use.</li> </ul>
<b>Electrical</b>		
Page 13 Item: 3	Smoke detector comments	<ul style="list-style-type: none"> <li>• No working detectors observed, suggest installing smoke detectors, as necessary, for safety.</li> </ul>
<b>HVAC</b>		
Page 14 Item: 2	Burner Chamber Comments	<ul style="list-style-type: none"> <li>• The last service date is unknown, no service records exist. Since the unit is more than 10 years old, Have a heating and cooling contractor inspect, clean and service the system. For safety reasons and because this is a gas system annual service is recommended.</li> </ul>
Page 14 Item: 3	Exhaust Venting Conditions	<ul style="list-style-type: none"> <li>• Exhaust has inadequate clearance to combustibles, refrigerate line is supported by exhaust vent, which is a safety concern.</li> </ul>
Page 15 Item: 6	Compressor Condition	<ul style="list-style-type: none"> <li>• Refrigerant line insulation is damaged. Recommend repairs for improved performance</li> <li>• A/C cabinet is original and is 14 years old; It is near or at the end of its useful service life. Minimal life should be expected from this unit. Normal life in this area for an outside condenser is 12-15 years.</li> </ul>

Page 15 Item: 9	Heating Comments	<ul style="list-style-type: none"> <li>• Grommets or protective bushings are needed to protect the thermostat wires when they pass through the metal furnace walls. We recommend adding this protection for proper operation.</li> <li>• The refrigerate lines in the attic were not properly supported, the line should be supported every 6 feet, add supports as needed.</li> </ul>
<b>Water Heater</b>		
Page 16 Item: 4	Combustion Chamber Conditions	<ul style="list-style-type: none"> <li>• Evidence of past combustion problem observed (burn mark ); no problems observed at time of inspection.</li> </ul>
<b>Kitchen</b>		
Page 17 Item: 4	Kitchen Electrical Condition	<ul style="list-style-type: none"> <li>• GFCI did not respond to test, suggest replacing for safety, on stove wall.</li> </ul>
Page 17 Item: 10	Stove Cooktop Conditions	<ul style="list-style-type: none"> <li>• Controls for clock, oven and timers did not work properly, disconnected unit for safety as unit did not turn off oven or clear commands . Have an appliance technician repair and confirm proper operation prior to close.</li> </ul>
Page 17 Item: 11	GarbageDisposal	<ul style="list-style-type: none"> <li>• Disposal was inoperable at time of inspection.</li> </ul>
Page 18 Item: 13	Hood Fan Condition	<ul style="list-style-type: none"> <li>• Vent fan light is inoperable.</li> </ul>
<b>Laundry Area</b>		
Page 18 Item: 2	Floors	<ul style="list-style-type: none"> <li>• Minor damage noted, not sealed at door.</li> </ul>
Page 19 Item: 4	Washer Hook-ups	<ul style="list-style-type: none"> <li>• No pan was installed for the washer, these are recommended when the laundry is located over finished space</li> </ul>
<b>Other Interior Areas</b>		
Page 21 Item: 1	Floor Condition	<ul style="list-style-type: none"> <li>• Water damage observed.</li> <li>• Minor damage noted.</li> <li>• Non professional installation noted in upstairs bedrooms, repair as needed</li> <li>• Floor trim at lower level between tile and pergo floor is loose and needs secured</li> </ul>
Page 22 Item: 3	Ceiling Conditions	<ul style="list-style-type: none"> <li>• Evidence of past water penetration observed.</li> <li>• Water stains, at the time of the inspections, or other damage was observed near plumbing fixtures at that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.</li> </ul>
Page 22 Item: 4	Door Conditions	<ul style="list-style-type: none"> <li>• Door sticks at upstairs bedroom, does not close, needs adjustment.</li> <li>• Weather stripping missing or damaged at deck door, repair as needed.</li> </ul>
Page 23 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• Window locks or other hardware damaged at upstairs Bedroom . Repairs are needed for proper operation and safety.</li> </ul>
Page 23 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> <li>• Open ground noted at lower level receptacles observed at office area have an electrician repair for safety.</li> <li>• Over head light loose in living room, have an electrician repair as needed</li> </ul>
<b>Fireplace</b>		

Page 24 Item: 2	Fireplace Condion	<ul style="list-style-type: none"><li>• The gap around the gas supply line where entering the side of the fireplace needs to be sealed with heat resistant compound or refractory cement that has been properly cured as required by industry standards. This is a safety concern. We recommend a qualified professional review the gas entry line and make repairs as needed.</li><li>• Minor cracking and deterioration on back fire brick, no fire brick on sides of firebox, given the age and visible condition we recommend a professional chimney evaluation prior to wood burning use of this fireplace for safety.</li><li>• Uncapped gas line for starter or previously installed gas logs noted. Correction needed</li></ul>
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