Total Home Consultants, Inc.
3257 Highland Forge Trail
Dacula GA 30019
678-985-9800
info@totalhomeguy.com

Report: Sample home inspection 2020

Confidential Inspection Report

123 Sample Rd
Dacula, GA 30019

February 4, 2020

Prepared for: Mr. & Mrs. Sample

Inspection Table of Contents

February 26, 2020

Mr. & Mrs. Sample

RE: 2079 Ivey Chase Dr
Dacula, GA 30019

Dear Mr. & Mrs. Sample:

At your request, a visual inspection of the above referenced property was conducted on February 4, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

RECOMMEND REPAIRS ITEMS

EXTERIOR - FOUNDATION

Exterior Walls:

3.3 Flashing & Trim:

1. The trim on the home is constructed of wood materials.

The vertical trim on the corners of the home and other areas of the home where the vertical oriented trim meets the siding surface is missing and / or has deteriorated caulking / sealing. Recommend caulking all vertical trim on the home to the siding surface to prevent water penetration at the open seam.

Water damaged trim was noted on one or more locations around the home. Recommend a licensed contractor repair / replace all affected trim on the home to help prevent water penetration behind the siding system.

Recommend sealing the flashing around the AC lines to prevent water penetration around the AC lines.

Rear Entry Door:

3.6 Exterior Door:

2. The door is made of Metal with glass.

Significant water damage was noted at the lower portion of the doorframe. This may include the jamb and trim to either or both sides of the door as well as damage to the door itself.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

Exterior Windows:
3.8 Overall Condition:
3. Water damage was noted on one or more window(s) around the home. Recommend a licensed contractor repair or replace all damaged sections of the windows and / or trim as necessary.

BASEMENT - CRAWLSPACE
Basement:
4.1 Beams/Underfloor:
4. There are floor joists below the stair landing which were not correctly supported. Recommend installing joist hangers at all affected joists.

ROOF SYSTEM
Roof:
5.4 Roof Covering Condition:
5. Roof is nearing the end of its normal life expectancy. Roof covering replacement is needed in the near future. A licensed roofing contractor should be called to make further evaluation and to provide cost estimates for roof covering replacement in the near future.

An area of active leakage is suspected as evidenced by water staining below in the attic or the ceilings in the home. Recommend repairs by a licensed roofer.

The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles.

One or more shingles on the roof are damaged and or missing. Repairs by a licensed roofer will be necessary.

Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through.

Several of the shingles are raised due to nails backing out of the sheathing. Recommend sinking all raised nails to ensure all shingles are flush with the roof.

Eaves - Soffits - Fascias:
5.8 Type & Condition:
6. Soffits and overhang materials are wood.

The fascia is water damaged at one or more of the corners of the home. This is typically the result of a leak at the gutters on the 90 degree seams. Recommend repairs to the wood fascia once the gutter leaks are addressed.

Gutters & Downspouts:
5.9 Type & Condition:
7. Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation. Extensions should extend a minimum of 4 to 6 feet from the homes foundation.

Gutters are loose and pulling away from the fascia at one or more locations around the home. Recommend securing the gutters to the fascia to promote water flow to the downspouts.

There are one or more gutter pins loose around the perimeter of the gutters on the home. This may lead to misaligned gutter and gutter damage. Recommend securing all gutter pins to help ensure a proper slope on the gutters.

Attic & Insulation:
5.12 Structure Condition:
8. There is one or more broken trusses throughout the attic space. Recommend repairs of the broken trusses by a licensed structural contractor.

5.13 Moisture:
9. Wet water staining was noted on the sheathing. Recommend further evaluation and repairs by a licensed roofer to repair the roof leak and help prevent further water penetration.

ELECTRICAL SYSTEM
Electrical Distribution Panels:
6.6 Main Panel Observations:
10. One or more of the Arc-Fault breakers in the panel did not trip when tested. Recommend a licensed electrician replace the defective Arc-Fault breakers.

6.7 Sub Panel 1 Observations:
11. Subpanels are located at the air conditioner.

There is a 30 amp breaker installed on an AC unit which is rated for a maximum of a 25 amp breaker. Recommend a certified electrician replace the current AC breaker with the appropriately sized breaker for the AC unit.

Electrical Outlets:
6.16 Exterior Walls:
12. One or more loose / damaged outlets were noted on the exterior of the home behind the AC unit. Recommend a licensed electrician replace the affected outlets.

6.17 Kitchen Interiors:
13. One or more outlets were loose in the room. Secure all outlets to the junction box as a safety concern.

HEATING - AIR CONDITIONING
Second Floor Air Conditioning:
7.8 Fuel Source:
14. 240 Volt, Electrical disconnect present.

The breaker size installed on the AC unit is incorrect. See the electrical system details and repair recommendations.

PLUMBING SYSTEM
Hose Bibs / Hookups:
8.9 General:
15. Leaks noted at or around the valve stem on one or more exterior faucets. Recommend repairs by a licensed plumber.

One or more of the exterior faucets are loose. Recommend securing the faucet to the siding.

There is at least one hose bib missing the vacuum break (backflow device).

There are gaps noted around one or more of the water faucets around the exterior of the home. Recommend securing and sealing the faucet to the wall to prevent water penetration behind the siding system.

Water Heater: 1
8.12 Condition:
16. Unit is located in the garage.

Poor flame quality noted. There is a significant amount of orange mixed with the blue flame. This may indicate rust on the burners or that he water heater is not burning efficiently. Recommend a licensed plumber service the system.

Heavy rust was noted inside the burner compartment. Recommend servicing / cleaning the burner compartment for a more efficient burn and operation.

Due to the age and / or general condition, replacement should be considered in the very near future.

KITCHEN - APPLIANCES
Sink & Appliances:
9.4 Kitchen Sink Cabinet / Countertop:
17. Mold like growth was noted below the sink as a result of a previous or active leak. Recommend removal of all mold and affected materials after ensuring there are no more sources of moisture or leakage.

BATHROOMS
Sink & Cabinetry:
10.2 Second Floor Bath:
18. Leakage was noted at the right side drain. Recommend immediate repairs by a licensed plumber.

Toilet:
10.6 1/2 Bath:
19. Toilet runs on after being flushed- The rubber flapper at the tank bottom and / or fill valve requires replacement or repairs.

INTERIOR ROOMS
Stairs & Handrails:
11.1 Condition:
20. The handrail to the second floor is loose. This poses a safety hazard. Secure the handrail for safety purposes.

Ceilings:
11.4 Entry / Foyer / Hall:
21. There are water stains in the ceiling that show evidence of an active water leak. The location would indicate water penetration or origination at the roof or flashing above. Please see the roofing section for details on the leak. Recommend painting the ceiling after repairs to the roof and ceiling have been made.

LAUNDRY AREA
Laundry:
12.5 Over Flow Pan
22. The overflow pan below the washing machine is missing. Recommend installing an overflow pan as a safety precaution.

GARAGE - CARPORT
Garage Walls, Floors, & Ceilings:
13.5 Garage Fire Rated Materials:
23. **Walls-** Damage or holes were noted in one or more locations in the fire wall separating the garage from the main home. Recommend repairing any openings with approved materials to restore its fire rating.

MARGINAL OR MAINTENANCE ITEMS

GROUNDS
Patio / Porch:
2.4 Front Porch / Stoop Structure:
1. The front porch / stoop is constructed of concrete.

Type: Stoop, Post and roof structure.

Deterioration noted at base of the posts. Recommend repairing / replacing the damaged sections of wood on the porch posts.

Cracks noted are typical. Typical cracks include normal shrinkage of the concrete. Recommend applying a sealant or seal all cracks to prolong service life of the porch.

EXTERIOR - FOUNDATION

Main Entry Door:

3.5 Exterior Door:

2. The door is made of Fiberglass with glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

ELECTRICAL SYSTEM

Switches & Fixtures:

6.14 Back Right Bedroom:

3. Missing the glass cover / globe on the light fixture in this room. Recommend replacing the missing cover.

Electrical Outlets:

6.22 Garage Walls, Floors, & Ceilings:

4. One or more outlets were loose in the room. Secure all outlets to the junction box as a safety concern.

Exterior Lighting

6.23 Exterior Walls:

5. The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.

HEATING - AIR CONDITIONING

First Floor Air Conditioning:

7.5 System Condition:

6. Unit is a more recently installed replacement.

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

7.6 Condensate Line:

7. The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

Second Floor Air Conditioning:

7.11 System Condition:
8. Unit is a more recently installed replacement.

The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

7.12 Condensate Line:
9. The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

First Floor Heating Equipment:
7.16 General Operation & Cabinet:
10. The insulation on the refrigerant lines and at the hole in the cabinet to the unit is damaged and / or missing. This is causing condensation to drip into or around the burner compartment below and air leak from the cabinet. Recommend repairing the insulation up to the evaporator coil cabinet and sealing the penetrations in the cabinet.

Rust / water staining was noted in the condensation pan at the time of the inspection. This is an indication of a previous condensation back up or problem with the evaporator coil. Dry at the time of the inspection. Recommend inquiring with the current homeowners as to the cause of the rust and repairs made. Recommend an HVAC technician service the unit and verify proper operation of the unit.

Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician.

Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear / service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.

7.21 Air Filters:
11. Filter size: 16 x 25 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

Second Floor Heating Equipment:
7.26 General Operation & Cabinet:
12. The insulation on the refrigerant lines and at the hole in the cabinet to the unit is damaged and / or missing. This is causing condensation to drip into or around the burner compartment below and air leak from the cabinet. Recommend repairing the insulation up to the evaporator coil cabinet and sealing the penetrations in the cabinet.

Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician.

Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear / service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.

7.30 Flues, Vents, Plenum:
13. Air leaks were noted on the plenum in the form of deteriorated tape or some other opening in the plenum. Recommend an HVAC technician seal the plenum for improved efficiencies on the system.

7.31 Air Filters:
14. Filter size: 16 x 20 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

PLUMBING SYSTEM
Fuel System:
8.15 Meter / Tank:
15. Meter is located at the exterior of the home, at the side of the house.

Portions of the gas line between the gas meter and the homes wall are not corrosion proofed. Recommend corrosion proofing the gas lines to prevent further rusting.

KITCHEN - APPLIANCES
Sink & Appliances:
9.10 Microwave:
16. General condition appears serviceable

The microwave was installed too close to the stove top. There should be 18 inches above the stove top to the bottom of the microwave. This is a safety hazard.

BATHROOMS
Tub/Shower Fixtures:
10.8 Second Floor Bath:
17. The stopper in the tub has been disconnected. Recommend re-installing the stopper for proper operation.

Tub/Shower And Walls:
10.9 Master Bath:
18. Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

10.10 Second Floor Bath:
19. The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

INTERIOR ROOMS

Ceilings:

11.7 Master Bedroom:

20. Water stains were noted in this area. Obvious repairs were not noted to the roof or flashing above or to any plumbing fixtures. Based on the location of the water stains there may be a leak at the roof / flashing or a plumbing fixture above. Recommend inquiring with the current homeowner as to any repairs made. If no repairs can be confirmed, further evaluation and repairs by a licensed roofing contractor or plumber may be necessary.

Doors:

11.9 1/2 Bath:

21. Door hardware needs adjustment or repair as at least one of the door hinges needs repair or replacement.

11.10 Family Room:

22. The pantry door skin is punctured or broken and is no longer performing as intended.

11.11 Master Bedroom:

23. There appears to be some form of water damage at the base of the door to the master bedroom. Recommend inquiring with the current homeowners as to any previous water problems in the area and monitor condition.

Windows:

11.12 Front Right Bedroom:

24. One or more of the blinds are damaged in the room. Recommend replacing and are repairing the damage blinds.

GARAGE - CARPORT

Garage Door:

13.2 Material - Condition:

25. Doors are constructed of metal

Missing or damaged caulk around the exterior door trim. Recommend caulking the perimeter of the exterior doors to prevent water penetration.

Garage Walls, Floors, & Ceilings:

13.7 Slab Condition:

26. Typical cracks noted. Shrinkage cracks in all concrete is to be considered typical.

ADDITIONAL INFORMATION / SAFETY ISSUES

EXTERIOR - FOUNDATION

Foundation:

3.11 Materials & Condition:

1. Poured in place slab concrete, 8 inches or more thick. The exterior view of the foundation is limited to the portions visible above grade.

ROOF SYSTEM

Roof:

5.3 Roof Covering:

2. Composition shingles, Standard 3-tab design.

The typical life span for the average 3 tab shingle is 18 to 20 years.

Flashings:

5.5

3. The flashing on the roof is made of Metal.

There are exposed nail heads on the top nailed shingles and flashing. Recommend caulking / sealing all exposed nail heads on the roof surface.

There is at least one satellite dish installed on the roof. Bolting the satellite dish to the roof creates a condition conducive to leaks. Regular maintenance will be required to help ensure the attachment point remains water tight. Monitor condition.

HEATING - AIR CONDITIONING

First Floor Air Conditioning:

7.3 Capacity / Approx. Age:

4. 2.5 Tons, Max Fuse: 25 amps, Brand, Goodman Manufacturing brand, Manufacture Date- 2019

Typical life span of an electric AC compressor is approximately 15 years.

Second Floor Air Conditioning:

7.9 Capacity / Approx. Age:

5. 2.5 Tons, Max Fuse: 25 amps, Brand, Goodman Manufacturing brand, Manufacture Date- 2019

Typical life span of an electric AC compressor is approximately 15 years.

First Floor Heating Equipment:

7.15 Capacity / Approx. Age:

6. Mid efficiency furnace, Brand: Carrier brand

Manufacture Date- 2004.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.

Second Floor Heating Equipment:

7.25 Capacity / Approx. Age:

7. Mid efficiency furnace, Brand: Carrier brand

Manufacture Date- 2004.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.

PLUMBING SYSTEM

Water Heater: 1

8.11 Capacity:

8. There is a traditional tank water heater installed. Tank Capacity, 50 Gallons, Manufactured by: AO Smith

Manufactured In: 2004

The average life span of a tank water heater is 15 years. The unit is beyond it's design life. Replacement should be anticipated in the near future.

BATHROOMS

Toilet:

10.5 Second Floor Bath:

9. Water stains below the toilet tank would indicate a previous leak at the toilet. All stains and flooring around the toilet were dry at the time of the inspection. Monitor condition.

INTERIOR ROOMS

Ceilings:

11.3 Kitchen Interiors:

10. Previous Leak - There are signs (stains or repair) of a previous water leak or damage to the ceiling in this room. Stains appear to be dry at the time of the inspection. Monitor condition as sheetrock can dry if plumbing fixtures have not been used in the recent history or if it has not rained in recent history making an active leak difficult or impossible to identify. Recommend inquiring with the current homeowners as to any previous repairs made and any warranties that may transfer to the new owners.

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

11.5 Formal Living Room:

11. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

11.6 Family Room:

12. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

11.8 Front Right Bedroom:
13. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

GARAGE - CARPORT
Garage Walls, Floors, & Ceilings:
13.6 Pests:
14. There are signs of previous termite tunnels on the back garage wall at the concrete level. Recommend further evaluation by a licensed pest control company and inquire with the current homeowners as to any previous treatments for termites.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Mike Scheiderich
Total Home Consultants, Inc.

GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:	1.2 Inspection Time:	1.3 Client:	1.4 People Present:
February 4, 2020 1:30 PM.	1:30 PM.	Mr. & Mrs. Sample.	Buyers Agent, Purchaser.

Building Characteristics:

1.5 Estimated Age:	1.6 Building Style:	1.7 Stories:	1.8 Space Below Grade:
2004.	single family.	2	Slab.

1.9 Water Source:	1.10 Sewage Disposal:
Public.	Public.

OK MM RR IS

Climatic Conditions:

1.12 Weather:	1.13 Soil Conditions:	1.14 Outside Temperature (f):
Overcast.	Dry.	60-70.

About Rated Items:

1.15

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

IS = "Information or Safety" Although not defective, this category includes information about all components in the home including age and statistics to allow for anticipation of replacement in the future. All safety concerns may be listed here as well.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde,

lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

	OK	MM	RR	IS	
2.1 Driveway:	☑	☐	☐	☐	The driveway is constructed of: Concrete

2.2 Walks:	☑	☐	☐	☐	**Sidewalks are comprised of** Concrete**.**

2.3 Back Patio Slab:	☑	☐	☐	☐	The patio slabs are comprised of Concrete.

Patio / Porch:

	OK	MM	RR	IS	
2.4 Front Porch / Stoop Structure:	☐	☑	☐	☐	The front porch / stoop is constructed of concrete. Type: Stoop, Post and roof structure. Deterioration noted at base of the posts. Recommend repairing / replacing the damaged sections of wood on the porch posts. Cracks noted are typical. Typical cracks include normal shrinkage of the concrete. Recommend applying a sealant or seal all cracks to prolong service life of the porch.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

3.1 Exterior Elevations: Exterior elevation photos at the time of the inspection.

	OK	MM	RR	IS	
3.2 Materials & Condition:	☑	☐	☐	☐	Walls are constructed with cement fiber board and brick.
3.3 Flashing & Trim:	☐	☐	☑	☐	The trim on the home is constructed of wood materials.

The vertical trim on the corners of the home and other areas of the home where the vertical oriented trim meets the siding surface is missing and / or has deteriorated caulking / sealing.

Recommend caulking all vertical trim on the home to the siding surface to prevent water penetration at the open seam.

Water damaged trim was noted on one or more locations around the home. Recommend a licensed contractor repair / replace all affected trim on the home to help prevent water penetration behind the siding system.

Recommend sealing the flashing around the AC lines to prevent water penetration around the AC lines.

	OK	MM	RR	IS	
3.4 Utility Connections:	☑	☐	☐	☐	Wiring Other than Power- Underground.

Main Entry Door:

3.5 Exterior Door:	☐	☑	☐	☐	The door is made of Fiberglass with glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

Rear Entry Door:

	OK	MM	RR	IS	
3.6 Exterior Door:	☐	☐	☑	☐	The door is made of Metal with glass.

Significant water damage was noted at the lower portion of the doorframe. This may include the jamb and trim to either or both sides of the door as well as damage to the door itself.

The threshold is not sealed at the base of the door. Seal / caulk the base of the front door to help prevent water penetration.

Exterior Windows:

3.7 Predominant Type: Wood Frames, Double Hung, Double Pane Insulated.

	OK	MM	RR	IS	
3.8 Overall Condition:	☐	☐	☑	☐	Water damage was noted on one or more window(s) around the home. Recommend a licensed contractor repair or replace all damaged sections of the windows and / or trim as necessary.

Chimney:

3.9 Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

3.10 Flue:	☑	☐	☐	☐	Direct Vent

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Foundation:

	OK	MM	RR	IS	
3.11 Materials & Condition:	☐	☐	☐	☑	Poured in place slab concrete, 8 inches or more thick. The exterior view of the foundation is limited to the portions visible above grade.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. **The presence of Pests and Termites are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.**

Basement:

	OK	MM	RR	IS	
4.1 Beams/Underfloor:	☐	☐	☑	☐	There are floor joists below the stair landing which were not correctly supported. Recommend installing joist hangers at all affected joists.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

The presence of Pests and Termites in the attic space are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.

Roof:

5.1 Style: Gable, Hip.

5.2 Roof Access: Drone Access.

	OK	MM	RR	IS	
5.3 Roof Covering:	☐	☐	☐	☑	Composition shingles, Standard 3-tab design.

The typical life span for the average 3 tab shingle is 18 to 20 years.





	OK	MM	RR	IS	
5.4 Roof Covering Condition:	☐	☐	☑	☐	Roof is nearing the end of its normal life expectancy. Roof covering replacement is needed in the near future. A licensed roofing contractor should be called to make further evaluation and to provide cost estimates for roof covering replacement in the near future. An area of active leakage is suspected as evidenced by water staining below in the attic or the ceilings in the home. Recommend repairs by a licensed roofer. The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles. One or more shingles on the roof are damaged and or missing. Repairs by a licensed roofer will be necessary.

Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through.

Several of the shingles are raised due to nails backing out of the sheathing. Recommend sinking all raised nails to ensure all shingles are flush with the roof.

Flashings:

	OK	MM	RR	IS	
5.5	☐	☐	☐	☑	The flashing on the roof is made of Metal. There are exposed nail heads on the top nailed shingles and flashing. Recommend caulking / sealing all exposed nail heads on the roof surface. There is at least one satellite dish installed on the roof. Bolting the satellite dish to the roof creates a condition conducive to leaks. Regular maintenance will be required to help ensure the attachment point remains water tight. Monitor condition.

5.6	☐	☐	☐	☐	





Valleys:

	OK	MM	RR	IS	
5.7	☑	☐	☐	☐	Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Eaves - Soffits - Fascias:

5.8 Type & Condition:	☐	☐	☑	☐	Soffits and overhang materials are wood. The fascia is water damaged at one or more of the corners of the home. This is typically the result of a leak at the gutters on the 90 degree seams. Recommend repairs to the wood fascia once the gutter leaks are addressed.

Gutters & Downspouts:

	OK	MM	RR	IS
5.9 Type & Condition:	☐	☐	☑	☐

Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation. Extensions should extend a minimum of 4 to 6 feet from the homes foundation.

Gutters are loose and pulling away from the fascia at one or more locations around the home. Recommend securing the gutters to the fascia to promote water flow to the downspouts.

There are one or more gutter pins loose around the perimeter of the gutters on the home. This may lead to misaligned gutter and gutter damage. Recommend securing all gutter pins to help ensure a proper slope on the gutters.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

	OK	MM	RR	IS	
5.10 Access:	☑	☐	☐	☐	Attic is full size

5.11 Structure Description:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

SHEATHING- The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.

The builder did not install ply clips during installation, which may result in sagging at the joints of the sheeting.

	OK	MM	RR	IS	
5.12 Structure Condition:	☐	☐	☑	☐	There is one or more broken trusses throughout the attic space. Recommend repairs of the broken trusses by a licensed structural contractor.

	OK	MM	RR	IS	
5.13 Moisture:	☐	☐	☑	☐	Wet water staining was noted on the sheathing. Recommend further evaluation and repairs by a licensed roofer to repair the roof leak and help prevent further water penetration.

5.14 Insulation:	☑	☐	☐	☐	The insulation in the attic is comprised of Blown in fiberglass..
5.15 Depth & R-factor:	☑	☐	☐	☐	11 inches, R-30.

5.16 Bath Vents:	☑	☐	☐	☐	

Roof Ventilation Provisions:

	OK	MM	RR	IS	
5.17	☑	☐	☐	☐	The ventilation on the roof was comprised of ridge vents, soffit vents, and static vents.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	IS	
6.1 Type & Condition:	☑	☐	☐	☐	Underground 120 / 240 Circuit breakers Appears serviceable

6.2 Grounding Equipment:	☑	☐	☐	☐	Grounding provided by ground rod in the ground.

Electrical Distribution Panels:

	OK	MM	RR	IS	
6.3 Main Panel Location:	☑	☐	☐	☐	Garage

6.4 Main Circuit Rating And Service Disconnect:	☑	☐	☐	☐	Main Circuit Sizing: 200 amps. Located at the exterior of building.

6.5 Entrance Cable Size:	☑	☐	☐	☐	4/0 Aluminum Anti-oxidant paste has been applied.

	OK	MM	RR	IS	
6.6 Main Panel Observations:	☐	☐	☑	☐	One or more of the Arc-Fault breakers in the panel did not trip when tested. Recommend a licensed electrician replace the defective Arc-Fault breakers.

6.7 Sub Panel 1 Observations:	☐	☐	☑	☐	Subpanels are located at the air conditioner. There is a 30 amp breaker installed on an AC unit which is rated for a maximum of a 25 amp breaker. Recommend a certified electrician replace the current AC breaker with the appropriately sized breaker for the AC unit.

Conductors:

	OK	MM	RR	IS	
6.8 Entrance Cables:	☑	☐	☐	☐	Aluminum- OK.
6.9 Branch Wiring:	☑	☐	☐	☐	Copper

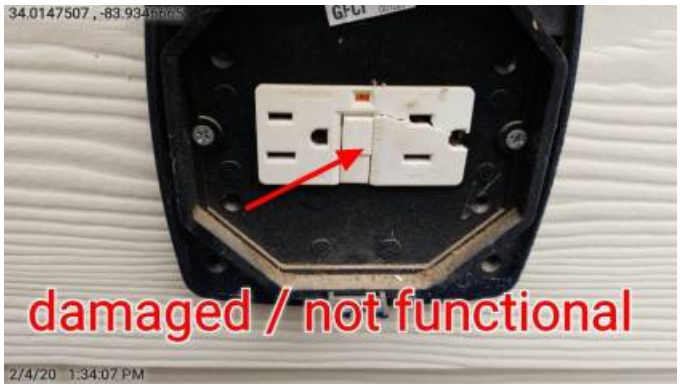
Switches & Fixtures:

6.10 Kitchen Interiors:	☑	☐	☐	☐	
6.11 Master Bath:	☑	☐	☐	☐	
6.12 Second Floor Bath:	☑	☐	☐	☐	
6.13 1/2 Bath:	☑	☐	☐	☐	
6.14 Back Right Bedroom:	☐	☑	☐	☐	Missing the glass cover / globe on the light fixture in this room. Recommend replacing the missing cover.

6.15 Laundry:	☑	☐	☐	☐	

Electrical Outlets:

6.16 Exterior Walls:	☐	☐	☑	☐	One or more loose / damaged outlets were noted on the exterior of the home behind the AC unit. Recommend a licensed electrician replace the affected outlets.



6.17 Kitchen Interiors:	☐	☐	☑	☐	One or more outlets were loose in the room. Secure all outlets to

the junction box as a safety concern.

	OK	MM	RR	IS	
6.18 Master Bath:	☑	☐	☐	☐	
6.19 Second Floor Bath:	☑	☐	☐	☐	
6.20 1/2 Bath:	☑	☐	☐	☐	
6.21 Laundry:	☑	☐	☐	☐	
6.22 Garage Walls, Floors, & Ceilings:	☐	☑	☐	☐	One or more outlets were loose in the room. Secure all outlets to the junction box as a safety concern.

Exterior Lighting

6.23 Exterior Walls:	☐	☑	☐	☐	The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.

Attic Wiring:

	OK	MM	RR	IS	
6.24 Attic & Insulation:	☑	☐	☐	☐	Appears serviceable - Limited visibility due to insulation

Limited visibility due to insulation.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

As of January 1st, 2020, R-22 refrigerant will have been phased out of production. This means repairing and maintaining an older R-22 system will be more costly as the R-22 refrigerant will become scarce and hard to come by. The only R-22 refrigerant available will be re-use / recycled refrigerant owned by HVAC companies. This should be taken into consideration when purchasing a home with an older air conditioning unit installed.

All HVAC systems build up a level of debris which may contain some level of mold like material in the air handler, evaporator coil cabinet, and / or ducts. This is not part of a standard home inspection. We recommend ALL HVAC systems be serviced and cleaned on a regular basis. Servicing may also include duct cleaning.

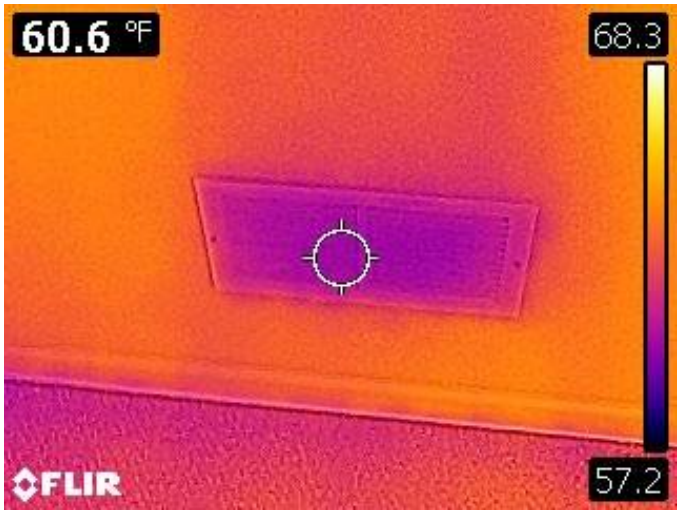
First Floor Air Conditioning:

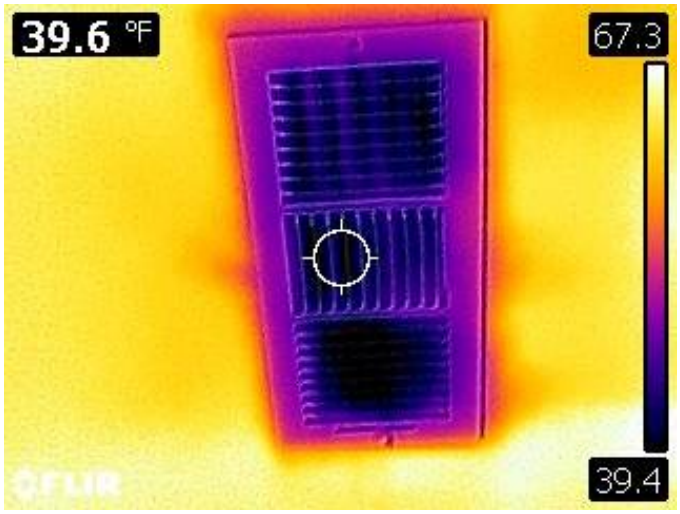
7.1 Primary Type: Split Central System.

	OK	MM	RR	IS	
7.2 Fuel Source:	☑	☐	☐	☐	240 Volt, Electrical disconnect present.

	OK	MM	RR	IS	
7.3 Capacity / Approx. Age:	☐	☐	☐	☑	2.5 Tons, Max Fuse: 25 amps, Brand, Goodman Manufacturing brand, Manufacture Date- 2019 Typical life span of an electric AC compressor is approximately 15 years.

7.4 Air Temp Drop:	☑	☐	☐	☐	21 F Superior cooling. The temperature drop should fall between 14 and 21 degrees. Your system falls within this range.





7.5 System Condition:	☐	☑	☐	☐	Unit is a more recently installed replacement. The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation. The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

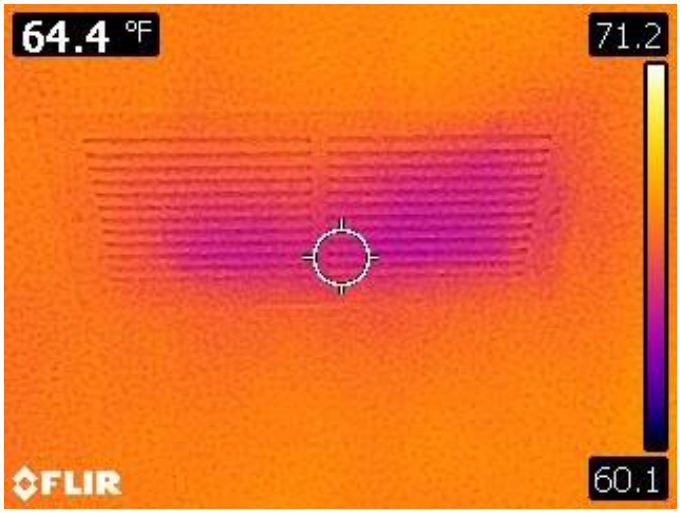
	OK	MM	RR	IS	
7.6 Condensate Line:	☐	☑	☐	☐	The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

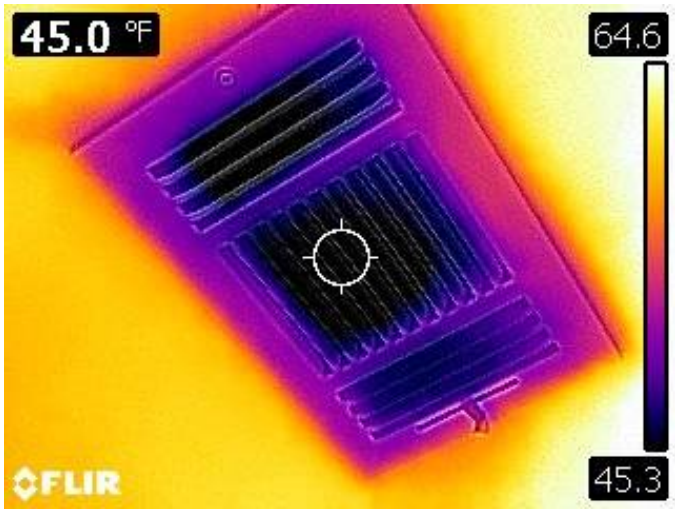
Second Floor Air Conditioning:

7.7 Primary Type: Split Central System.

7.8 Fuel Source:	☐	☐	☑	☐	240 Volt, Electrical disconnect present. The breaker size installed on the AC unit is incorrect. See the electrical system details and repair recommendations.
7.9 Capacity / Approx. Age:	☐	☐	☐	☑	2.5 Tons, Max Fuse: 25 amps, Brand, Goodman Manufacturing brand, Manufacture Date- 2019 Typical life span of an electric AC compressor is approximately 15 years.

	OK	MM	RR	IS	
7.10 Air Temp Drop:	☑	☐	☐	☐	19 F Good cooling. The temperature drop should fall between 14 and 21 degrees. Your system falls within this range.





7.11 System Condition:	☐	☑	☐	☐	Unit is a more recently installed replacement. The insulation on the exterior refrigerant lines is deteriorating. Recommend replacing the insulation.

	OK	MM	RR	IS	
7.12 Condensate Line:	☐	☑	☐	☐	The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

First Floor Heating Equipment:

7.13 Type & Location: The furnace is a forced air system. The furnace is a mid efficiency type with an induction fan installed in the vent pipe to push the burnt flue gases up and out the flue.

The heating system is located in the Attic.

7.14 Fuel Source:	☑	☐	☐	☐	The heat fuel source is natural gas.
7.15 Capacity / Approx. Age:	☐	☐	☐	☑	Mid efficiency furnace, Brand: Carrier brand Manufacture Date- 2004. The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.

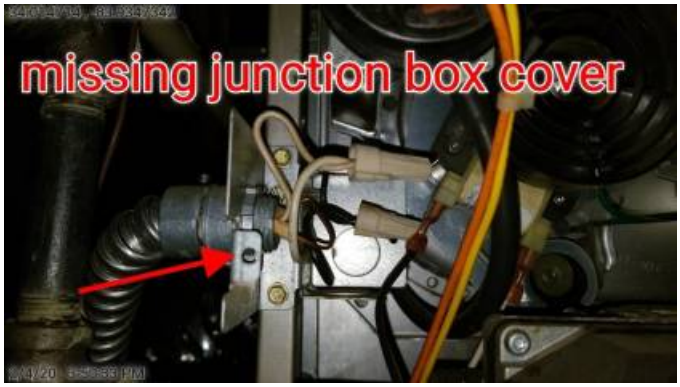
	OK	MM	RR	IS
7.16 General Operation & Cabinet:	☐	☑	☐	☐

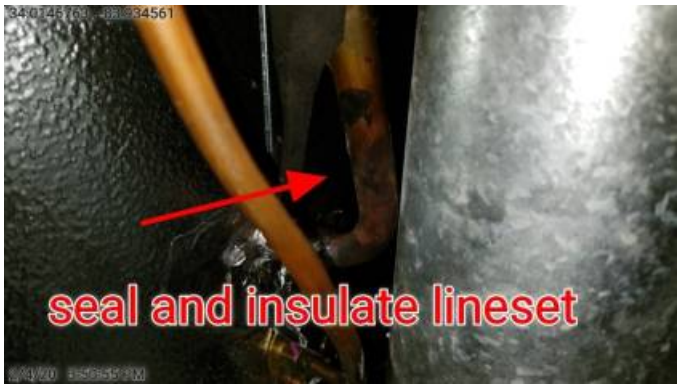
The insulation on the refrigerant lines and at the hole in the cabinet to the unit is damaged and / or missing. This is causing condensation to drip into or around the burner compartment below and air leak from the cabinet. Recommend repairing the insulation up to the evaporator coil cabinet and sealing the penetrations in the cabinet.

Rust / water staining was noted in the condensation pan at the time of the inspection. This is an indication of a previous condensation back up or problem with the evaporator coil. Dry at the time of the inspection. Recommend inquiring with the current homeowners as to the cause of the rust and repairs made. Recommend an HVAC technician service the unit and verify proper operation of the unit.

Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician.

Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear / service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.





	OK	MM	RR	IS	
7.17 Burners / Heat Exchangers:	☑	☐	☐	☐	Burner Flame(s) appear typical

The heat exchanger is part of a closed system. Visual inspection of the heat exchanger would require the disassembly of the unit. This is beyond the scope of the visual inspection. Not visually inspected.

7.18 Pump / Blower Fan:	☑	☐	☐	☐	
7.19 Combustion Air:	☑	☐	☐	☐	
7.20 Flues, Vents, Plenum:	☑	☐	☐	☐	The flue pipe is metal
7.21 Air Filters:	☐	☑	☐	☐	Filter size: 16 x 25 x 1

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

	OK	MM	RR	IS	
7.22 Normal Controls:	☑	☐	☐	☐	Thermostat is located in the family Room. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection. The thermostat was set to Heat at the beginning of the inspection. Heat was set to: 65 Degrees General condition appears serviceable

Second Floor Heating Equipment:

7.23 Type & Location: The furnace is a forced air system. The furnace is a mid efficiency type with an induction fan installed in the vent pipe to push the burnt flue gases up and out the flue.

The heating system is located in the Attic.

	OK	MM	RR	IS	
7.24 Fuel Source:	☑	☐	☐	☐	The heat fuel source is natural gas.
7.25 Capacity / Approx. Age:	☐	☐	☐	☑	Mid efficiency furnace, Brand: Carrier brand Manufacture Date- 2004. The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.

7.26 General Operation & Cabinet:	☐	☑	☐	☐	The insulation on the refrigerant lines and at the hole in the cabinet to the unit is damaged and / or missing. This is causing condensation to drip into or around the burner compartment below and air leak from the cabinet. Recommend repairing the insulation up to the evaporator coil cabinet and sealing the penetrations in the cabinet. Missing the junction box and / or junction box cover located inside the burner compartment. All wire splices should be enclosed in an appropriate junction box. Recommend repairs by a licensed electrician. Suggest cleaning / servicing burner compartment, blower motor, evaporator coil, pilot light, vent system and burners. Clear /

service all condensation lines. Additionally, we recommend cleaning the duct work for improved indoor air quality.

	OK	MM	RR	IS	
7.27 Burners / Heat Exchangers:	☑	☐	☐	☐	Burner Flame(s) appear typical

The heat exchanger is part of a closed system. Visual inspection of the heat exchanger would require the disassembly of the unit. This is beyond the scope of the visual inspection. Not visually inspected.

7.28 Pump / Blower Fan:	☑	☐	☐	☐	

	OK	MM	RR	IS	
7.29 Combustion Air:	☑	☐	☐	☐	
7.30 Flues, Vents, Plenum:	☐	☑	☐	☐	Air leaks were noted on the plenum in the form of deteriorated tape or some other opening in the plenum. Recommend an HVAC technician seal the plenum for improved efficiencies on the system.

7.31 Air Filters:	☐	☑	☐	☐	Filter size: 16 x 20 x 1 The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days or per manufacturers recommendation is advised.

7.32 Normal Controls:	☑	☐	☐	☐	Thermostat is located in the master Bedroom. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection. The thermostat was set to Heat at the beginning of the inspection. Heat was set to: 65 Degrees General condition appears serviceable

Fireplaces / Solid Fuel Heating:

	OK	MM	RR	IS	
7.33 Family Room:	☑	☐	☐	☐	The fireplace is a factory made prefabricated metal installation. Fuel Type: Gas - The fireplace is designed to use gas fuel only and the gas is vented through a direct vent.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

	OK	MM	RR	IS	
8.1 Shut Off:	☑	☐	☐	☐	Water meter is located in the front yard. Main shutoff valve is located Behind the water heater

8.2 Material:	☐	☐	☐	☐	The point where the water service line enters the home is not visible. The material and condition of the buried service line was not identified or evaluated.
8.3 Pressure Regulator:	☑	☐	☐	☐	There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure. The water pressure on the home measured between 40 and 80

PSI. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

	OK	MM	RR	IS	
8.4 Pressure Relief	☑	☐	☐	☐	There is an expansion tank correctly installed on the plumbing system.

Supply Lines:

8.5 Material:	☑	☐	☐	☐	Supply lines are copper.
8.6 Condition:	☑	☐	☐	☐	

Waste Lines:

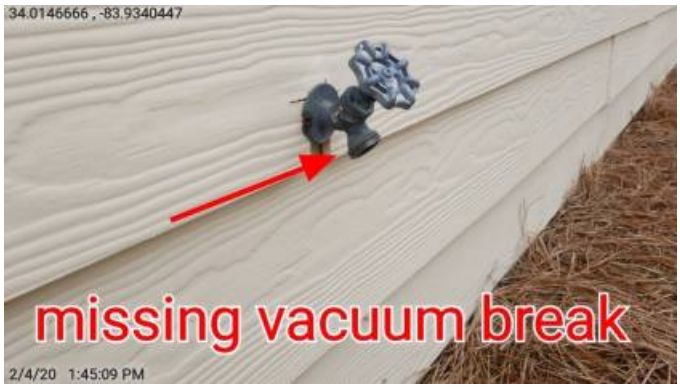
8.7 Material & Condition:	☑	☐	☐	☐	Plastic - PVC - Lines are not fully visible.
8.8 Laundry:	☐	☐	☐	☐	The drain line and trap was not visible due to the interior wall finish.

Hose Bibs / Hookups:

8.9 General:	☐	☐	☑	☐	Leaks noted at or around the valve stem on one or more exterior faucets. Recommend repairs by a licensed plumber. One or more of the exterior faucets are loose. Recommend securing the faucet to the siding.

There is at least one hose bib missing the vacuum break (backflow device).

There are gaps noted around one or more of the water faucets around the exterior of the home. Recommend securing and sealing the faucet to the wall to prevent water penetration behind the siding system.

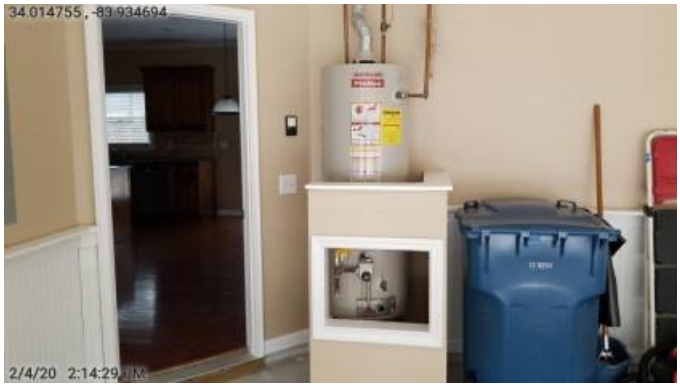


The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating outside of the home at a safe location. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater: 1

	OK	MM	RR	IS	
8.11 Capacity:	☐	☐	☐	☑	There is a traditional tank water heater installed. Tank Capacity, 50 Gallons, Manufactured by: AO Smith Manufactured In: 2004 The average life span of a tank water heater is 15 years. The unit is beyond it's design life. Replacement should be anticipated in the near future.

	OK	MM	RR	IS	
8.12 Condition:	☐	☐	☑	☐	Unit is located in the garage. Poor flame quality noted. There is a significant amount of orange mixed with the blue flame. This may indicate rust on the burners or that he water heater is not burning efficiently. Recommend a licensed plumber service the system. Heavy rust was noted inside the burner compartment. Recommend servicing / cleaning the burner compartment for a more efficient burn and operation. Due to the age and / or general condition, replacement should be considered in the very near future.



8.13 Water Heater Flue:	☑	☐	☐	☐	
8.14 Tpr	☑	☐	☐	☐	Pressure relief valve noted, not tested

Fuel System:

8.15 Meter / Tank:	☐	☑	☐	☐	Meter is located at the exterior of the home, at the side of the house. Portions of the gas line between the gas meter and the homes wall are not corrosion proofed. Recommend corrosion proofing the gas lines to prevent further rusting.

Septic System:

	OK	MM	RR	IS	
8.16 System Condition:	☐	☐	☐	☐	Septic Tanks are not Inspected by a home inspector. Private waste systems are not included in this inspection. The only accurate way to inspect the septic tank is to dig up the access port and line entry and exit points. If the home has a septic tank we recommend a licensed septic tank company inspect the septic tank for general condition before closing.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

8.17 Laundry:	☑	☐	☐	☐	Plumbing supply faucets appear serviceable There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Sink & Appliances:

	OK	MM	RR	IS	
9.1 Kitchen Sink:	☑	☐	☐	☐	Stainless Steel

9.2 Kitchen Sink Fixture & Lines:	☑	☐	☐	☐	General condition appears serviceable

9.3 Kitchen Sink Drain:	☑	☐	☐	☐	General condition appears serviceable.

	OK	MM	RR	IS	
9.4 Kitchen Sink Cabinet / Countertop:	☐	☐	☑	☐	Mold like growth was noted below the sink as a result of a previous or active leak. Recommend removal of all mold and affected materials after ensuring there are no more sources of moisture or leakage.

9.5 Garbage Disposal:	☑	☐	☐	☐	General condition appears serviceable.

9.6 Range / Cooktop / Oven	☑	☐	☐	☐	Gas, with electric ignition.

	OK	MM	RR	IS	
9.7 Ventilation:	☑	☐	☐	☐	Internal type ventilation

9.8 Refrigerator:	☑	☐	☐	☐	The refrigerator temperature was: 36 The freezer temperature was: 00

9.9 Dishwasher:	☑	☐	☐	☐	General condition appears serviceable.

	OK	MM	RR	IS	
9.10 Microwave:	☐	☑	☐	☐	General condition appears serviceable

The microwave was installed too close to the stove top. There should be 18 inches above the stove top to the bottom of the microwave. This is a safety hazard.

9.11 Counters & Cabinets:	☑	☐	☐	☐	Counters are granite with serviceable appearance.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

	OK	MM	RR	IS	
10.1 Master Bath:	☑	☐	☐	☐	

10.2 Second Floor Bath:	☐	☐	☑	☐	Leakage was noted at the right side drain. Recommend immediate repairs by a licensed plumber.

	OK	MM	RR	IS
10.3 1/2 Bath:	☑	☐	☐	☐

Toilet:

10.4 Master Bath:	☑	☐	☐	☐	
10.5 Second Floor Bath:	☐	☐	☐	☑	Water stains below the toilet tank would indicate a previous leak at the toilet. All stains and flooring around the toilet were dry at the time of the inspection. Monitor condition.

10.6 1/2 Bath:	☐	☐	☑	☐	Toilet runs on after being flushed- The rubber flapper at the tank bottom and / or fill valve requires replacement or repairs.

Tub/Shower Fixtures:

	OK	MM	RR	IS	
10.7 Master Bath:	☑	☐	☐	☐	

10.8 Second Floor Bath:	☐	☑	☐	☐	The stopper in the tub has been disconnected. Recommend re-installing the stopper for proper operation.

Tub/Shower And Walls:

	OK	MM	RR	IS	
10.9 Master Bath:	☐	☑	☐	☐	Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

10.10 Second Floor Bath:	☐	☑	☐	☐	The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

Bath Ventilation:

10.11 Master Bath:	☑	☐	☐	☐
10.12 Second Floor Bath:	☑	☐	☐	☐
10.13 1/2 Bath:	☑	☐	☐	☐

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Stairs & Handrails:

	OK	MM	RR	IS	
11.1 Condition:	☐	☐	☑	☐	The handrail to the second floor is loose. This poses a safety hazard. Secure the handrail for safety purposes.

Smoke / Fire Detector:

11.2 General:	☑	☐	☐	☐	All required smoke detectors were present at the time of the inspection and noted. Due to lack of accessibility the smoke detectors were not tested for operation. Recommendation: Consider updating all smoke detectors which are older than 10 years old. The typical life span of a smoke detector is 10 years. Failure may occur when a smoke detector is beyond it's design life.

Ceilings:

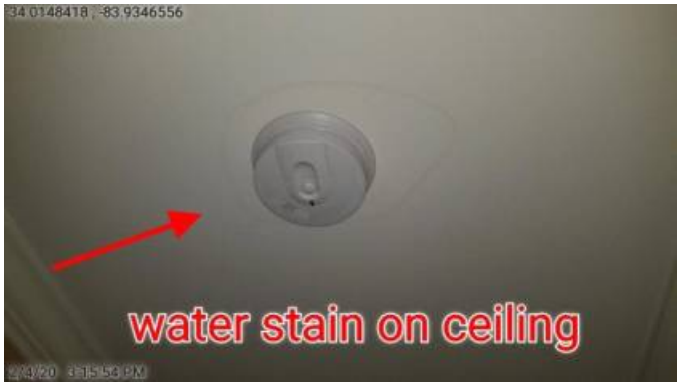
11.3 Kitchen Interiors:	☐	☐	☐	☑	Previous Leak - There are signs (stains or repair) of a previous water leak or damage to the ceiling in this room. Stains appear to be dry at the time of the inspection. Monitor condition as sheetrock can dry if plumbing fixtures have not been used in the recent history or if it has not rained in recent history making an active leak difficult or impossible to identify. Recommend

inquiring with the current homeowners as to any previous repairs made and any warranties that may transfer to the new owners.

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

	OK	MM	RR	IS
11.4 Entry / Foyer / Hall:	☐	☐	☑	☐

There are water stains in the ceiling that show evidence of an active water leak. The location would indicate water penetration or origination at the roof or flashing above. Please see the roofing section for details on the leak. Recommend painting the ceiling after repairs to the roof and ceiling have been made.



11.5 Formal Living Room:	☐	☐	☐	☑

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

	OK	MM	RR	IS	
11.6 Family Room:	☐	☐	☐	☑	Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

11.7 Master Bedroom:	☐	☑	☐	☐	Water stains were noted in this area. Obvious repairs were not noted to the roof or flashing above or to any plumbing fixtures. Based on the location of the water stains there may be a leak at the roof / flashing or a plumbing fixture above. Recommend inquiring with the current homeowner as to any repairs made. If no repairs can be confirmed, further evaluation and repairs by a licensed roofing contractor or plumber may be necessary.

	OK	MM	RR	IS	
11.8 Front Right Bedroom:	☐	☐	☐	☑	Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

Doors:

11.9 1/2 Bath:	☐	☑	☐	☐	Door hardware needs adjustment or repair as at least one of the door hinges needs repair or replacement.

11.10 Family Room:	☐	☑	☐	☐	The pantry door skin is punctured or broken and is no longer performing as intended.

	OK	MM	RR	IS	
11.11 Master Bedroom:	☐	☑	☐	☐	There appears to be some form of water damage at the base of the door to the master bedroom. Recommend inquiring with the current homeowners as to any previous water problems in the area and monitor condition.

Windows:

11.12 Front Right Bedroom:	☐	☑	☐	☐	One or more of the blinds are damaged in the room. Recommend replacing and are repairing the damage blinds.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Vents that are run inside of wall, floor, and ceiling cavities are not visible to the inspector and cannot be verified for proper material use. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

12.1 Location: Laundry is located in / at the laundry room on the 2nd floor.

	OK	MM	RR	IS	
12.2 Fuel System:	☑	☐	☐	☐	No gas service viewed
12.3 Clothes Washer:	☐	☐	☐	☐	None Present.
12.4 Clothes Dryer:	☐	☐	☐	☐	None Present.
12.5 Over Flow Pan	☐	☐	☑	☐	The overflow pan below the washing machine is missing. Recommend installing an overflow pan as a safety precaution.

12.6 Dryer Vent:	☑	☐	☐	☐	A dryer vent is provided to the exterior of the home. The dryer is venting to the roof. Recommend cleaning the dryer vent on a regular basis due to the uphill climb on the dryer vent.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

13.1 The house has a two car garage that is attached.

Garage Door:

	OK	MM	RR	IS	
13.2 Material - Condition:	☐	☑	☐	☐	Doors are constructed of metal Missing or damaged caulk around the exterior door trim. Recommend caulking the perimeter of the exterior doors to prevent water penetration.

13.3 Automatic Opener:	☑	☐	☐	☐	The automatic door opener was operational at the time of the inspection.

13.4 Service Doors:	☑	☐	☐	☐	

Garage Walls, Floors, & Ceilings:

	OK	MM	RR	IS	
13.5 Garage Fire Rated Materials:	☐	☐	☑	☐	**Walls-** Damage or holes were noted in one or more locations in the fire wall separating the garage from the main home. Recommend repairing any openings with approved materials to restore its fire rating.

13.6 Pests:	☐	☐	☐	☑	There are signs of previous termite tunnels on the back garage wall at the concrete level. Recommend further evaluation by a licensed pest control company and inquire with the current homeowners as to any previous treatments for termites.

13.7 Slab Condition:	☐	☑	☐	☐	Typical cracks noted. Shrinkage cracks in all concrete is to be considered typical.