



## HOME INSPECTIONS

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# Property Inspection Report

1234 Main Street, Dunwoody GA, 30338



Prepared For: \_\_\_\_\_

Mr. & Mrs. Jones

1234 Main Street, Dunwoody GA, 30338

Inspector: \_\_\_\_\_

Clay Tavormina

Inspection Date: 9/26/14

## **Table of Contents:**

REPORT OVERVIEW - 3

SITE / GROUNDS / EXTERIOR - 7

STRUCTURE - 9

ROOF SYSTEM - 11

PLUMBING SYSTEM - 13

ELECTRICAL SYSTEM - 15

ATTIC / VENTILATION - 17

INTERIOR - 18

BATHROOMS - 19

KITCHEN - APPLIANCES - 21

BASEMENT - 23

HEATING SYSTEM - 24

COOLING SYSTEM - 25

GARAGE - 26

FIREPLACES - 27

LAUNDRY AREA - 28

## REPORT OVERVIEW

### CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

**Recommended Improvements:** *denotes improvements which are recommended but not required at the time of inspection.*

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, 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 items are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, radon, 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 nongovernmental 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.

### THE SCOPE OF THE INSPECTION

All components designated for inspection in the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice are inspected, except as may be noted in the “Notes” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is visual only. No destructive testing or dismantling of building components is performed.

### THE HOUSE IN PERSPECTIVE

This is a well built home. The age of the house is approximately fifteen years old. The house sits on a slab foundation which is slightly elevated from the street, the front of the house faces East. The lot has adequate drainage around the house but the driveway/parking area is flat. The adjacent property to the North and there are no homes visible on the other three sides. The overall condition of the house and grounds are consistent with a house of this age.

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.

***The improvements that are recommended in this report are not considered unusual for a home of this age and location.***

\*All major appliance serial numbers have been submitted to the **RecallChek** database. If there has been a manufacturer recall on any of the following appliances, the manufacturer must repair or replace the item for free.

### Appliances submitted:

Water Heaters / Central Air Conditioning units / Dishwasher / Oven & Microwave combo.

**SUMMARY OF AREAS NEEDING ATTENTION:**

The following is a synopsis of potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations

**There were no major safety / repair concerns observed at the time of this inspection.  
Most repair items can be performed by the owner, requiring little time and minimal cost.**

**SAFETY ISSUES**

- \*Have a structural engineer examine crack in basement wall.
- \*Replace non operating GFCIs where indicated.
- \*Secure right-side railing on back deck.

**REPAIR ITEMS****Exterior**

- \*Seal hole and secure vinyl siding at top of house, right side.

**Roof System**

- \*Attach downspouts to drain piping at house corners.

**Plumbing System**

- \* Have a qualified plumber install a pressure regulator to reduce water pressure to 60-80 psi.

**Electrical System**

- \*Replace non operating GFCIs where indicated.
- \*Rewire the two receptacles on second floor.
- \*Re-attach loose receptacle and porch light.
- \*Doorbell not functional.

**Interior**

- \*No immediate repairs required.

**Bedrooms**

- \*No immediate repairs required.

**Master Bathroom**

- \*Install functional GFCI receptacle.
- \*Align shower door.
- \*Adjust toilet handle.

**Guest (dual door) Bathroom**

- \*Install functional GFCI receptacle.

**Attic Bathroom**

\*Tighten leaking drain.

**Kitchen**

\*Add cabinet hardware where needed.

**Cooling System**

\* **No immediate repairs required.**

**Garage**

\* **No immediate repairs required. (Doors and reverse system not inspected re: locked)**

**Laundry**

\***No immediate repairs required.**

**INSPECTION CONDITIONS**

Date: 09/26/14

Time: 1500

Weather: Cloudy and Dry

Temperature: 76°

Soil Condition: Dry

Age: 15 years

Type: Single family

Stories: 2

Basement / Crawlspace: Finished Basement

Area: Residential

Occupied: No

Utility Services: Water, Electric. Both on.

Attendees: Smith family



## SITE / GROUNDS / EXTERIOR

### DESCRIPTION OF PROPERTY

**Grading:** Fair in front. Better than average on side and rear.

**Driveway:** Concrete. Good condition.

**Walkways:** Driveway leads to front steps.

**Patios / Decks:** Concrete and wood. Good condition.

**Steps:** Wood. Good condition.

**Fences / Gates:** None.

**Retaining Walls:** None.

**Trees / Shrubs:** None near house.

**Wall Covering:** Vinyl. Good condition.

**Eaves, Soffits, and Fascias:** Vinyl. Repair needed at top right.

**Exterior Doors:** Wood. Good condition.

**Window/Door Frames and Trim:** Wood / Plastic / Vinyl. Good condition.

### PROPERTY / EXTERIOR OBSERVATIONS

The exterior of the home is generally in good condition. A visual inspection was performed around the complete perimeter for the purpose of identifying the presence of wood destroying pests and none were found at the time of inspection.

Window frames are wood / plastic and are all in good condition. No window screens observed.

There is no significant wood / soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

The lot drainage is good on the sides and back of the house, conducting surface water away from the building. The area at the front of the house is flat and should be monitored for water accumulation under the front porch.

The vinyl siding is in good condition. There is a needed repair at the top right side to prevent attic access to birds, insects, and rodents. Upper deck support beams are in direct contact with the lower patio concrete and the right side railing needs to be secured properly. Monitor bottom left side of house for future erosion. Subsurface drains are present but unable to determine where they outlet due to heavy foliage.



**RECOMMENDATIONS**

**Repair:** Hole and Vinyl siding at top right of house.

**MONITOR:** Wood beams on concrete.

**MONITOR:** Water accumulation at front of house. Add a French drain if necessary.

**MONITOR:** Bottom left side for erosion.

*Recommended Improvement: Stain / Seal exposed wood surfaces.*

**Notes:**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report.

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection.



# STRUCTURE

## DESCRIPTION OF STRUCTURE

**Foundation:** Poured Concrete / Slab on Grade

**Floor Structure:** Wood

**Wall Structure:** Wood Frame

**Ceiling Structure:** Frame / Joists

**Roof Structure:** Trusses / Rafters

**Roof Structure:** Plywood Sheathing

## STRUCTURE OBSERVATIONS

The construction of the home is of good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of any structural movement.

There are two long, narrow cracks in the foundation wall. It cannot be determined if the cracks are still expanding or have remained the same size for many years. There are many possible causes for cracks such as loose or insufficient backfill during construction, shrinking, and exterior water freezing. There was no evidence of water entry. It also appears that a previous crack has been repaired.



**RECOMMENDATIONS**

**Repair:** Have a structural engineer examine foundation cracks.

**Notes:**

Minor cracks are typical in many foundations and most do not represent a structural problem. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition underneath these coverings cannot be determined.

# ROOF COMPONENTS

## DESCRIPTION OF ROOFING

**Style:** Cross Gable / Hip

**Roof Covering:** Asphalt shingles

**Roof Frame:** Truss and Rafter framing

**Chimneys:** None

**Skylights:** None

**Roof Drainage System:** Aluminum gutters and downspouts.

**Method of Inspection:** Binoculars and walked on part of roof.

## ROOFING OBSERVATIONS

The roof coverings appear to be in generally good condition and do not show signs of significant deterioration. The installation of the roofing materials has been performed in a professional manner. Fan and vent pipe flashing seem intact. There were no signs of water entry into the attic.

There are no trees overhanging the roof. This is good as gutter maintenance will not be difficult. Overall, the roof coverings show evidence of normal wear for a home of this age and have a low probability of failure within the next 5 years.

Some downspouts are not attached to underground drain piping causing water to accumulate close to the foundation.



## RECOMMENDATIONS

**Repair:** Attach downspouts to drain piping and add components where needed to assure water drains away from the house.

**MONITOR:** Roof penetrations should be examined and sealed as necessary.

**Notes:**

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as observed by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks.

All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the attic area be performed where accessible to identify if any leaks are evident.



# PLUMBING SYSTEM

## DESCRIPTION OF PLUMBING SYSTEM

**Water Supply Source:** Public Water Supply

**Water Pressure:** 150+ psi

**Service Pipe to House:** Not Visible

**Supply Piping:** Copper

**Waste System:** Public Sewer System

**Drain, Waste, and Vent Piping:** Plastic

**Water Heater Locations:** Basement

**Water Heater 1: Electric / 75 gal. Mfg. Rheem / Age: @2 years. Low probability of failure within 10 years.**

**Water Heater 2: Electric / 50 gal. Mfg. Rheem / Age: @2 years. Low probability of failure within 10 years.**

## PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. There were no leaks discovered from any faucet or valve connections. The Hot / Cold Laundry spigots were not tested.

No under-cabinet or other leaks were observed however, the water has been shut off at the under-cabinet valves in the "attic" bathroom as a result of a leaking drain.

Several shut-off valves are located in the basement on the wall, ceiling, and above the water heaters. The bib at the front of the house has been disconnected, probably due to freezing. Another bib at the rear of the house is not functioning.

The water pressure is high at @150 psi when tested. Ideal residential pressure is between 60 - 80 psi. Symptoms of water pressure induced problems include leaks in multiple fixtures in the home, leaks that only appear intermittently - like at night, and toilets running occasionally without being used. In some cases, severe damage can occur to plumbing system devices.



**Water heater 1**

Location: Back of basement.

Expansion tank: Yes

**Water heater 2**

Location: Heating, A/C Room

Expansion tank: No

**RECOMMENDATIONS**

**Repair:** Have a qualified plumber install a pressure regulator to reduce water pressure to 60-80 psi.

**Repair:** Leaking drain in "attic" bathroom.

**Notes:**

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.



# ELECTRICAL SYSTEM

## DESCRIPTION OF ELECTRICAL SYSTEM

**Size of Electrical Service:** 120/240 Volt

**Service Drop:** Underground

**Meter Location:** Right side of house

**Service Entrance Conductors:** Copper

**Service Equipment and Main Disconnects:** Main Service Rating 300 Amps / Breakers

**Service Grounding:** Water Pipe Connection

**Service Panel and Overcurrent Protection:** Panel Rating: 300Amp

**Main Panel Location:** Basement

**Distribution Wiring:** Copper

**Sub-Panels Location:** Room adjacent to Heating, A/C room

**Wiring Method:** Non-Metallic Cable "Romex"

**Switches and Receptacles:** Grounded

**Ground Fault Circuit Interrupters:** Installed but some need replacing

**Smoke Detectors:** Present - all need new batteries

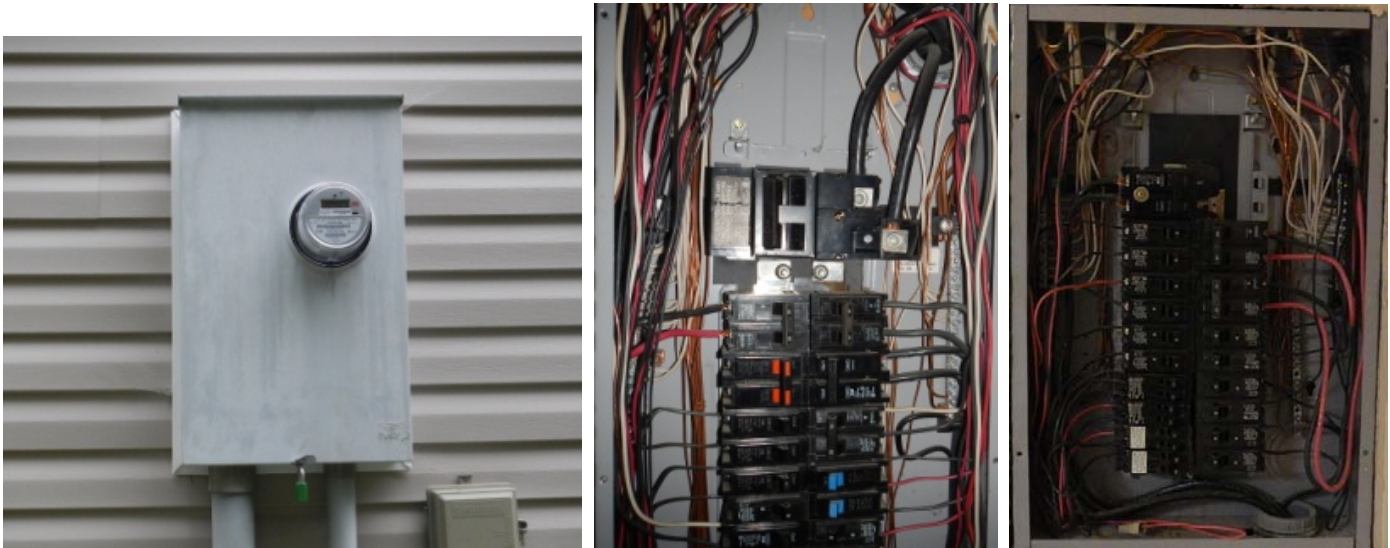
## ELECTRICAL OBSERVATIONS

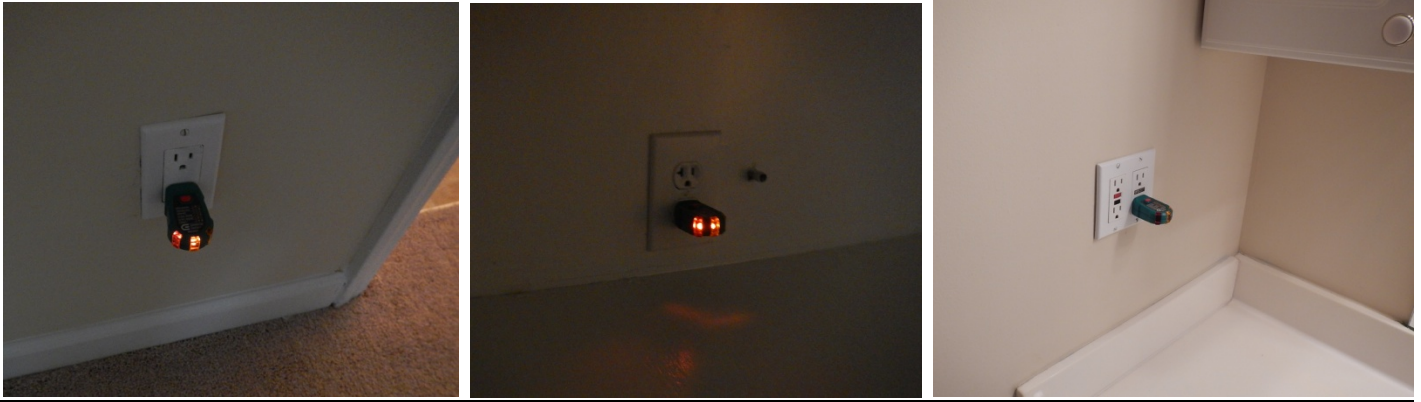
The electrical system is in good order. The electrical panel and sub panel are well arranged and all breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily except for several in the basement. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded however two in the finished attic room are miswired. (The hot and neutral wires are reversed. This could damage sensitive electronics.

Some ground fault circuit interrupter (GFCI) devices failed when tested. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home. All visible wiring within the home is copper. This is a good quality conductor.

Some wall switches and receptacles are loose and are not functional.

Several smoke detectors were beeping and some did not respond when tested at the time of inspection.





## **RECOMMENDATIONS**

**Repair:** Replace Ground Fault Circuit Interrupters in the following locations:

- \*Master bathroom.
- \*Guest (double door) bathroom.

**Repair:** Miswired receptacles in finished attic area:

1. Closest to door leading to bathroom.
2. Inside TV cabinet.

**Repair:** Change batteries in ALL smoke detectors.

**Recommended Improvement:** Install smoke / carbon monoxide detector in or near garage.

**Recommended Improvement:** Re-align / tighten loose wall switches and receptacles.

## **Notes:**

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections.

Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within fifteen feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## ATTIC / VENTILATION

### DESCRIPTION OF ATTIC INSULATION / VENTILATION SYSTEM

**Access:** Level walk in

**Attic Insulation:** Cellulose loose fill and batts of varying depths

**Exterior Wall Insulation:** Hidden by walls / paneling

**Roof Frame:** Truss & Rafter framing

**Roof Ventilation:** Soffit, Ridge and Gable Vents

**Exhaust Fan/ Vent Locations:** Bathroom / Kitchen / Dryer

**Moisture / Mildew:** None observed

**Pests:** None observed

### INSULATION / VENTILATION OBSERVATIONS

Attic access is gained through a door in the second floor bathroom. This is very convenient. The main area has a floor and appears to have been in the process of finishing. This is evident by the presence of an exhaust fan venting to a new, closed, window. No walking surface was installed on either side of the main area so mobility is limited.

Insulation is a mixture of loose fill Cellulose and batts. The insulation depth varies throughout the attic and it's R-value cannot be accurately determined. No unsafe wiring was observed. There are several temperature activated fans present and along with soffit, ridge, and gable vents there is adequate ventilation.

There is a hole in the weather barrier at the top right, far side of the attic. It is where the vinyl siding is pulling away from the house. This needs to be addressed ASAP to prevent birds, rodents, and insects from gaining access to the attic. There is no evidence of these pests at this time.



### RECOMMENDATIONS

**Repair:** Replace missing weather barrier, fix siding, and insulate.

**MONITOR:** Periodically check attic for moisture and pests.

### Notes:

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

# INTERIOR

## DESCRIPTION OF INTERIOR

**Floor Surfaces:** Carpeted & Faux Wood (Pergo)

**Wall and Ceiling Materials:** Drywall

**Doors:** Wood-Hollow Core

**Windows:** Double Hung. All functional

**Moisture / Mildew:** None observed

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in good condition for a house of this age. The windows are of good quality and can be easily opened. The floors of the home are level and the walls are plumb. All ceiling fans and lights are operational. Door hardware and locks are functional. There is no evidence of previous leaks or condensation on the ceilings. Moisture meter showed walls dry at the time of inspection.

**RECOMMENDATIONS:** There are no interior areas requiring attention at the time of inspection.

## Notes:

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection.

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

## BATHROOMS

### BATHROOM 1

**LOCATION:** Main floor / "Master"

**Toilet:** Functional / Stable. Loose flusher

**Sink:** Dual sinks. Both operational

**Ventilation:** Functional fan

**Shower:** Stand alone, functioning. Door misaligned

**Tub:** Standard. Adequate drainage

**Counters:** Good condition

**Cabinets / Drawers:** Operational. No hardware missing

**Mirrors:** Good condition

**Floor:** Vinyl tile

**Receptacles:** Replace GFCI

**Moisture / Mildew:** None observed

### BATHROOM 2

**LOCATION:** Main floor (double door)

**Toilet:** Functional / Stable

**Sink:** Operational

**Ventilation:** Functional fan

**Shower / Tub:** Functional Combo

**Counters:** Good condition

**Cabinets / Drawers:** Operational. No hardware missing

**Mirrors:** Good condition

**Floor:** Ceramic tile

**Receptacles:** Replace GFCI

**Moisture / Mildew:** None observed

### BATHROOM 3

**LOCATION:** Main floor near garage (pocket 1/2)

**Toilet:** Functional

**Sink:** Functional

**Ventilation:** Functional fan

**Shower / Tub:** None

**Counters:** Good condition

**Cabinets / Drawers:** Operational. No hardware missing

**Mirrors:** Good condition

**Floor:** Vinyl tile

**Receptacles:** GFCI at sink

**Moisture / Mildew:** None noticed



**BATHHROOM 4****LOCATION:** Basement recreation area**Toilet:** Functional**Sink:** Functional**Ventilation:** Functional fan**Shower / Tub:** Functional Combo**Counters:** Good condition**Cabinets / Drawers:** Operational. No hardware missing**Mirrors:** Good condition**Floor:** Vinyl tile**Receptacles:** GFCI at sink**Moisture / Mildew:** None noticed**BATHHROOM 5****LOCATION:** Finished "attic" area**Toilet:** Functional**Sink:** Water turned off re: drain leaking**Ventilation:** Functional fan**Shower / Tub:** Functional Combo**Counters:** Good condition**Cabinets / Drawers:** Operational. No hardware missing**Mirrors:** Good condition**Floor:** Vinyl tile**Receptacles:** GFCI at sink**Moisture / Mildew:** None noticed



## KITCHEN / APPLIANCES

### DESCRIPTION OF KITCHEN

**Cabinets:** Wood and composite. Some hardware missing  
**Counters:** Tile and Laminate. Good condition  
**Flooring:** Faux Wood (Laminate). Good condition  
**Ventilation:** Microwave / Oven vent to room. Stovetop downdraft  
**Ceiling fan:** Functional  
**Sink:** Stainless steel. Functional  
**Windows:** Double hung. Functional  
**Receptacles:** Standard and GFCI  
**Moisture / Mildew:** None observed

### KITCHEN / APPLIANCE OBSERVATIONS

The kitchen is in good condition and well organized. The appliances are all new and functioning with a low probability of failure within ten years. There is a well lit eating area with a door leading out to the upper deck and an island with cabinets.

The laminate floor is sound and free of damage and a water line is available for a refrigerator. The laminate and tile countertops are stain and scratch free. The cabinets are in good condition however some cabinet doors require hardware.



**Appliances Tested:** Built-in Electric Oven / Microwave Combo / Dishwasher (full cycle)

All kitchen appliance serial numbers have been submitted to the **RecallChek** database.

### RECOMMENDATIONS

**REPAIR:** Missing cabinet hardware.

**Notes:**

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions.

Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCI's) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

# BASEMENT

## DESCRIPTION OF BASEMENT

**Type:** Partially finished basement

**Foundation:** Concrete slab

**Columns:** 4 x 4s in good condition but touching slab

**Stairs:** Wood. Right side railing not attached to wall

**Floor:** Partially carpeted

**Walls:** Sheetrock and concrete

**Ceiling:** Drop in main rooms. Unfinished in large portion

**Insulation:** Intact, uncovered

**Ventilation:** Satisfactory

**Floor Joists:** Wood

**Sub Flooring:** Plywood

**Floor Drain:** None

**Sump Pump:** None

**Moisture / Mildew:** None observed

## BASEMENT OBSERVATIONS

The basement is in good condition. There is no sign of moisture except for water stains around the bottom of the 4 x 4 support beams. The concrete foundation is level with no cracks. The wood floor structure is well built. Although no pests were observed, there were some rodent droppings in the finished room containing the electrical sub-panel. Many receptacles are non functional near the Heating, A/C room and finished room.



## RECOMMENDATIONS

**Repair:** Affix stair railing to wall.

**Repair:** Trace electric lines to non-functioning receptacles.

**MONITOR:** Water coming in contact with wood support beams.

## Notes:

Many of the building's structural elements and portions of its mechanical systems are visible in the basement. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the basement and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your basement during heavy rains.

# HEATING SYSTEM

## DESCRIPTION OF HEATING SYSTEM

**Location:** Basement / Dual zone

**Energy Source:** Electric

**Heating System Type:** Forced Air w/ Lifebreath Heat Recovery Ventilator

**Unit Venting:** Interior / Exterior

**Humidifier:** None observed

**Air Filters:** Present. Not inspected. Lifebreath system

**Supplemental Heat Location:** None

## HEATING OBSERVATIONS

The heating system is in good condition. The electric furnaces are @1 year old with a low probability of failure within the next ten years. The system responded properly to operating controls and heated all levels of the home except attic area. Ductwork is satisfactory and no rust was observed. Attached are Lifebreath HRVs and air filters. These increase heat efficiency and air quality to the house. Lifebreath air filters were not inspected.



**RECOMMENDATIONS:** There are no items requiring attention at the time of inspection.

**MONITOR:** Clean / replace filters when needed.

## Notes:

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the American Society of Home Inspectors (ASHI) standards of practice. They must be completely removed from the furnace to be fully evaluated.

Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.



## COOLING SYSTEM

### DESCRIPTION OF COOLING SYSTEM

**Air Conditioning Unit Location:** Basement and north exterior of house

**Energy Source:** 240 Volt Power Supply

**Central System Type:** Air Cooled Central Air Conditioning

**Other Components:** Condensate Pump

### COOLING OBSERVATIONS

The capacity and configuration of the system is sufficient for the home with a low probability of failure within 10 years. The system responded properly to operating controls and cooled the home except the "attic" area which has a window A/C unit. The system shows no visible evidence defects and the outdoor units functioned as intended. The electrical disconnects are located above the outdoor compressor units.



**RECOMMENDATIONS:** There are no Air Conditioning areas requiring attention at the time of inspection.

### Notes:

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Window and/or wall mounted air conditioning units are not inspected.
- \* The cooling supply adequacy or distribution balance are not inspected.
- \* Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity.
- \* Judgment of system efficiency is not within the scope of this inspection.
- \* Cooling systems are not dismantled in any way. Secured access covers are not removed.
- \* The interior components of evaporators, condensers and heat pumps are not viewed.
- \* The interior conditions of cooling components are not evaluated.
- \* The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection.

# GARAGE

## DESCRIPTION OF GARAGE

**Doors:** Wood. Satisfactory

**Door Openers:** Check with owner

**Flooring:** Concrete slab

**Walls / Windows:** Sheetrock / Double hung

**Separation Wall:** Not visible

**Ventilation:** Satisfactory

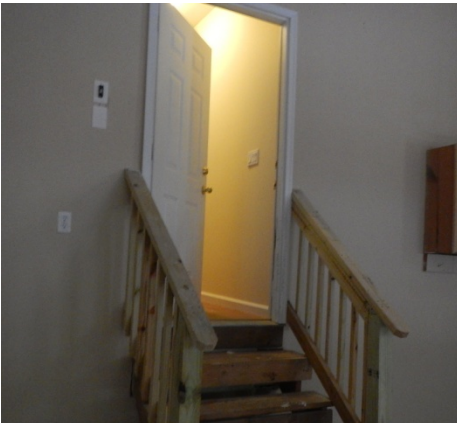
**Receptacles:** Standard

**Moisture / Mildew:** None observed

**Overhead Garage Door(s):** Not tested. Locks on doors. Obstacle reverse not tested.

## GARAGE OBSERVATIONS

The garage is below the main floor grade and is in good condition. The floor is clean and free of debris. The doors and obstacle reverse system could not be tested due to being padlocked. The auto reverse mechanism on the overhead garage door should be tested by the owner to assure it responds properly as a door that doesn't reverse can injure someone or fall from the ceiling. There is a sealed off gas line and wire-capped electrical lines entering the garage through the walls.



## RECOMMENDATIONS

**MONITOR:** Owner must check door and obstacle reverse functionality.

## **Notes:**

Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area.



## FIREPLACE

### DESCRIPTION OF FIREPLACE

**Fuel source:** Gas

**Firebox:** Masonry

**Exterior and Hearth:** Tile

### FIREPLACES OBSERVATIONS

A gas fireplace and artificial logs have been installed but there is no gas service to the house. The fireplace and its components are in good condition but are not functional at this time.



### Notes:

Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. The inspection does not involve igniting or extinguishing fires nor the determination of draft.

Fireplace inserts, stoves, or firebox contents are not moved. 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.

## LAUNDRY AREA

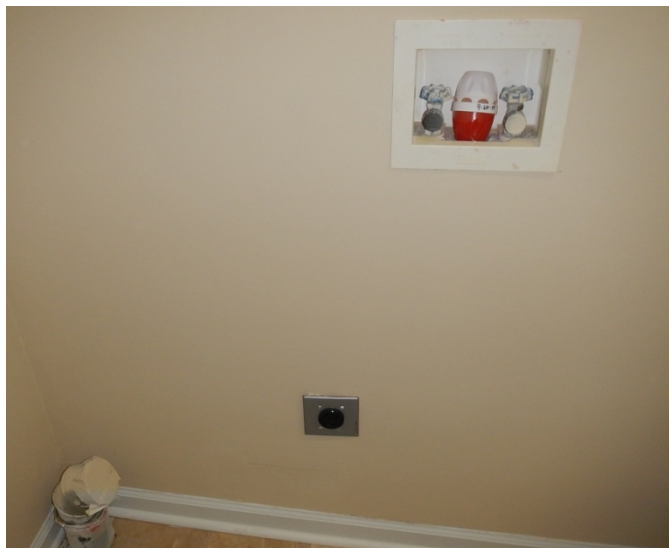
### DESCRIPTION OF LAUNDRY

**Laundry Facility:** 240 Volt Circuit for Dryer / 120 Volt Circuit for Washer / Hot and Cold Water Supply for Washer / Waste Standpipe for Washer

**Venting:** Dryer Vented to Building Exterior

### LAUNDRY OBSERVATIONS

The laundry area is in good condition. Cabinet hardware is functional. The sink is operational and the room is well vented.



### RECOMMENDATIONS

MONITOR: Periodically clean the dryer vent.