

Inspection Report

Property Address:

4567 Main St

GA



Marion Hodges Home Inspection Services

**Marion Hodges
1499 Sylvan Circle
Brookhaven, GA 30319
770-572-2808**

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General Info

Property Address

4567 Main St
GA

Date of Inspection

Invalid DateTime

Report ID**Customer(s)****Time of Inspection**

10:00 AM

Real Estate Agent

Inspection Details

Standards of Practice:

ASHI American Society of Home Inspectors - A copy of the ASHI standards and practices can be downloaded at ASHI.org

In Attendance:

Inspector, Customer's Agent

Type of building:

Single Family (2 story)

Approximate year built:

2003

Temperature:

90 to 95 degrees

Weather:

Cloudy

Was water on at time of inspection?:

Yes

Was electricity on at time of inspection?:

Yes

Was gas on at time of inspection?:

Yes

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector are based on conditions found at the time of the inspection and should be considered before purchasing this home. The inspector will not be liable for any conditions that change after the inspection. The inspector will not be held liable for any concealed defect or any defect that could not be seen due to seller belongings obstructing view or access. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

1. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Dishwasher



Dishwasher Completed Wash Cycle



Surface Unit



Disposal



Disposal



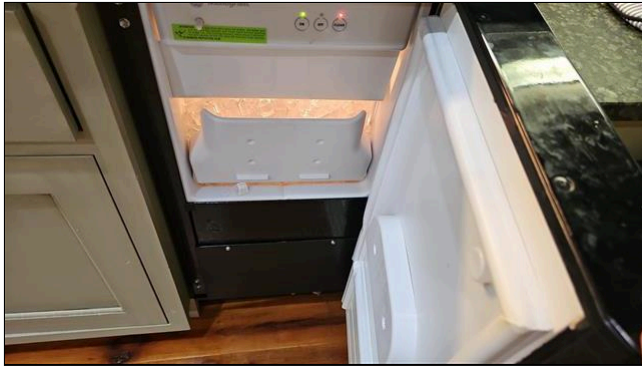
Oven



Oven



Microwave



Ice machine



Refrigerator



Refrigerator



Exhaust Vent Above Grill

Styles & Materials

Surface Unit Manufacturer:

Wolf

Oven Manufacturer:

Wolf

Microwave Manufacturer:

Dacor

Dishwasher Manufacturer:

Bosch

Refrigerator Manufacturer:

Sub Zero

Items

1.0 Surface Unit

Comments: Inspected

1.1 Oven

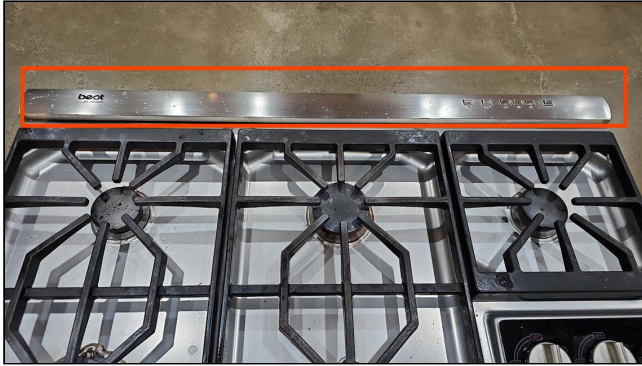
Comments: Inspected

1.2 Exhaust Vent

Comments: Inspected, Repair or Replace

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- 🏠 The exhaust vent did not start. A qualified contractor needs to put exhaust vent in working order or replace exhaust vent.



1.3 Microwave Oven

Comments: Inspected

1.4 Dishwasher

Comments: Inspected, Repair or Replace

- 🏠 The dishwasher did not start at the time of the inspection. A qualified contractor needs to put the dishwasher in working order or replace dishwasher. Location(s): man cave



1.5 Refrigerator

Comments: Inspected

1.6 Garbage Disposal

Comments: Inspected, Repair or Replace

- 🏠 The disposal does not work. A licensed plumbing contractor needs to repair or replace the disposal.



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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Plumbing Systems

Items

2.0 Kitchen Sink Fixture(s)

Comments: Inspected, Repair or Replace

-  The instant hot water at the kitchen sink was not working. A qualified contractor needs to put the instant hot water and working order or replace as needed.



2.1 Kitchen Sink Water Supply Lines

Comments: Inspected

2.2 Kitchen Sink Drain Stop and Drain Assembly

Comments: Inspected

2.3 Lavatory Fixtures

Comments: Inspected

2.4 Lavatory Water Supply Lines

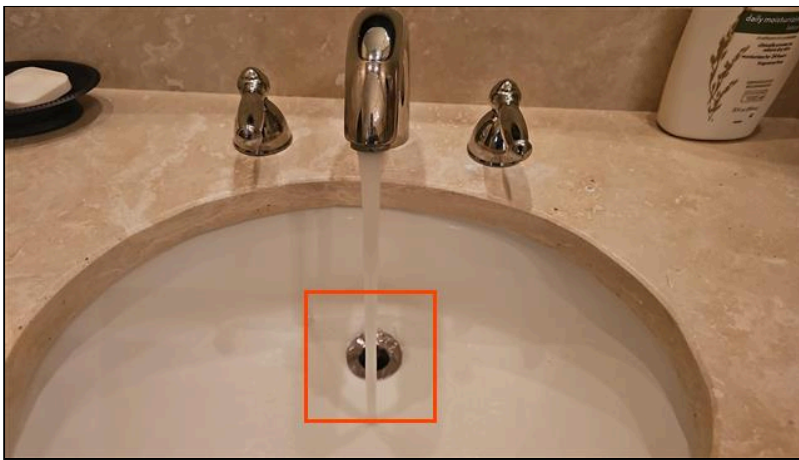
Comments: Inspected

2.5 Lavatory Drain Stop And Drain Assembly

Comments: Inspected, Repair or Replace

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- 🏠 (1) The sink drain stopper is disconnected from the drain assembly. A licensed plumbing contractor needs to connect drain stopper. Location(s): main level bath, primary bath



- 🏠 (2) The sink drain stopper will not close. A licensed plumbing contractor needs to repair. Location(s): primary bath (right sink)
- 🏠 (3) The sink is slow draining. A licensed plumbing contractor needs to put sink drain in working order. Location(s): right and left private bath






2.6 Toilets

Comments: Inspected

2.7 Tubs and Showers

Comments: Inspected, Repair or Replace

 The showerhead leaks at connections. Tighten showerhead or replace showerhead. Location(s): right private bath

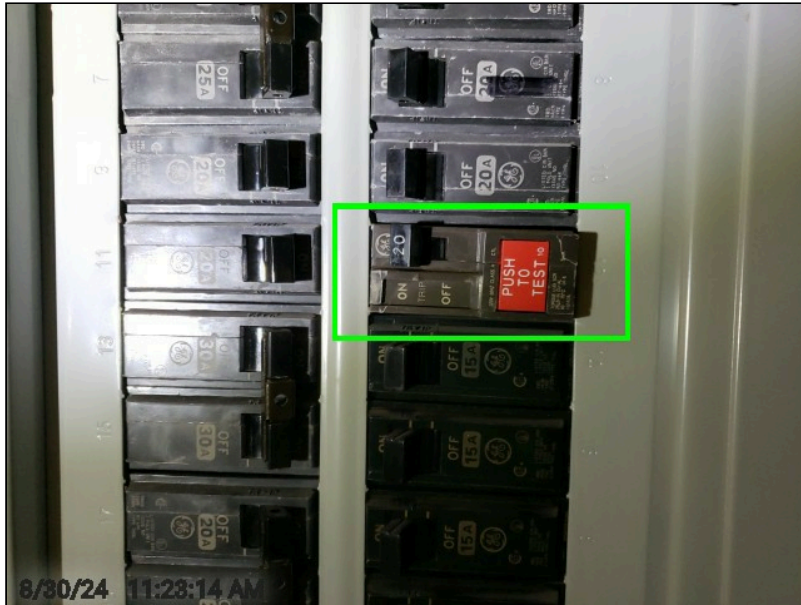


2.8 Whirlpool Tub

Comments: Inspected, Repair or Replace


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(1) FYI, GFCI reset for the whirlpool circulation pump. The GFCI should be tested periodically to verify the GFCI will trip and turn circulation pump off.



(2) FYI, Whirlpool tub was operational.



 (3) There is no access to the whirlpool circulation pump. The circulation pump and its components were not inspected. An opening 12 inches by 12 inches should be installed to provide access to the circulation pump. Usually access can be made through the end of a cabinet at opposite end of the tub drain or from access made through a wall at opposite end of the tub drain. A door or panel should be provided to close the opening. A qualified contractor needs to repair.


2.9 Washing Machine Connections

Comments: Inspected

2.10 Laundry Sink

Comments: Inspected, Repair or Replace

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 The laundry sink fixture leaks. A licensed plumbing contractor needs to repair.



3. Plumbing Components

Inspecting sewer lines is beyond the scope of a home inspection. Since the cost to repair or replace these lines are typically significant, we advise you to have the sewer line/s scoped in order to minimize the risk of expensive cost that may be discovered after occupancy.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water Heaters



Thermal Expansion Tank



Water Heater Bonus Room



Water Heater Man Cave



Water Pressure



Water Heater Delivering Heated Water

Styles & Materials

Manufacturer: Approximate Year Manufactured:

GE Average life expectancy of a water heater is approximately
Rheem 10-12 years
2004
2003

Capacity:

40 Gallon
(2) 50 Gallon
10 Gallon

Energy Source: Water Distribution (inside home):

Electric
Natural gas
Copper

Service Line From Street (where visible):

Copper

Waste Lines: Main Water Cutoff Location:

PVC
Basement
Crawl space

Approximate Water Pressure:

Water pressure is acceptable
56 to 60 PSI

Items

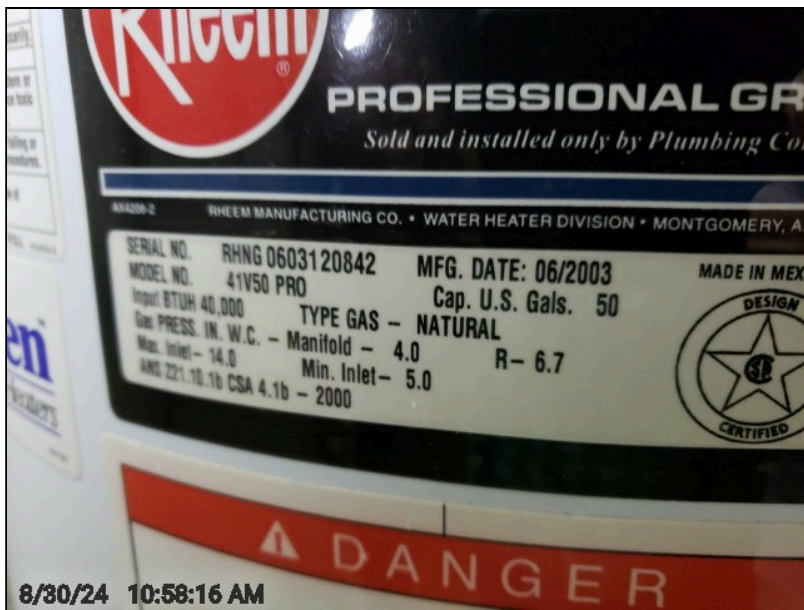
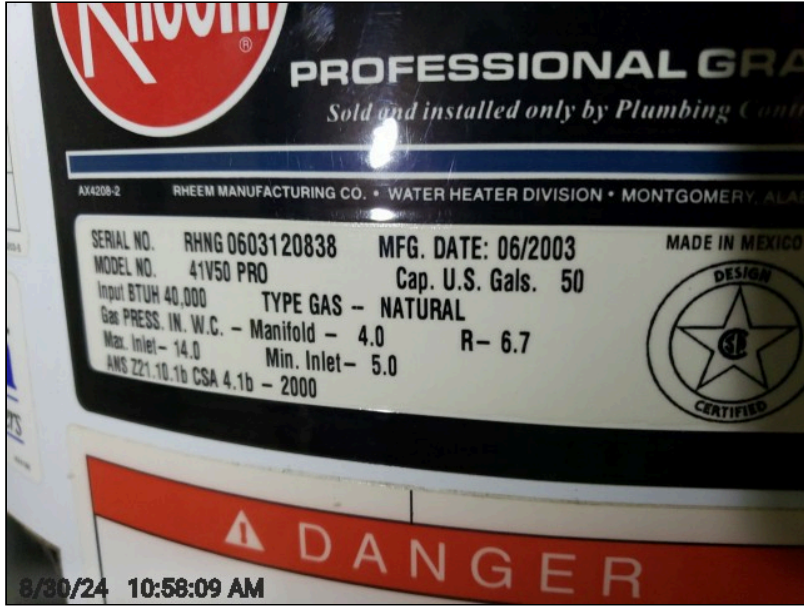
3.0 Water Heater

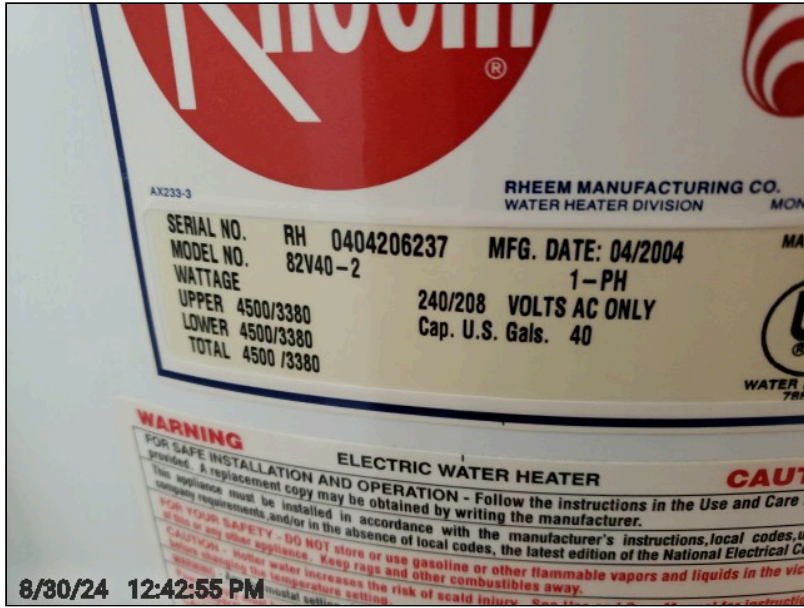
Comments: Inspected, Repair or Replace

🏠 (1) The water heaters are at or beyond average life expectancy of 10 to 12 years. Future replacement

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should be anticipated. Recommend putting a water detection device near the water heaters to alert you in the event there is a leak. The inspector makes no warranties or guarantees as to how long the water heaters or any components of the water heaters will last. Location(s): all water heaters



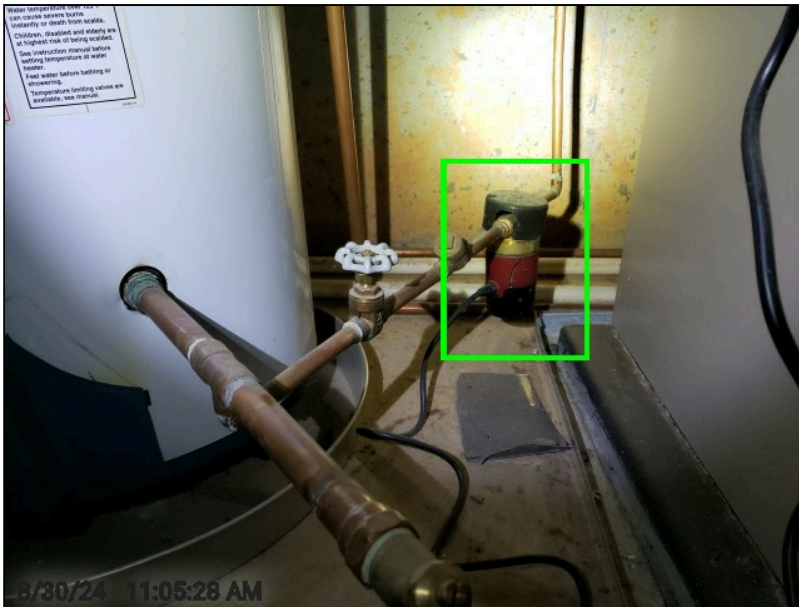


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- 🏠 (2) Flame roll out was observed. Flame roll-out is an indicator of water heater failure. Roll-out can also be caused by a damaged or improper vent, insufficient combustion air, or a defective burner. A licensed plumbing contractor needs to repair or replace water heater. Location(s): basement



- (3) FYI, A hot water re-circulating pump is connected to the hot water supply lines to provide hot water at fixtures faster.



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- 🏠 (4) The hot water recirculating pump housing is cracked. A licensed plumbing contractor needs to replace the recirculating pump. Location(s): basement



3.1 Thermal Expansion Tank Or Device

Comments: Inspected

3.2 Temperature and Pressure Regulator Valve

Comments: Inspected

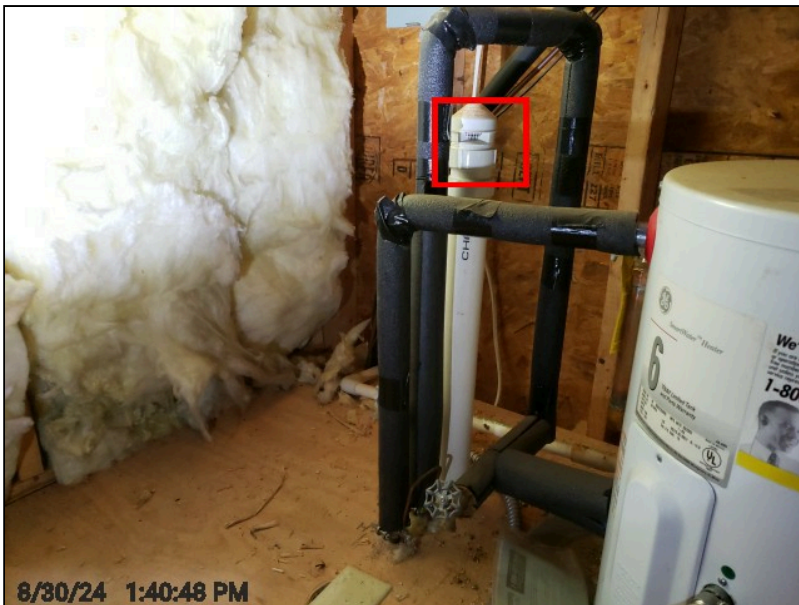
3.3 Vent Pipe

Comments: Inspected

3.4 Drain, Waste, and Vent Systems

Comments: Inspected, Repair or Replace

- 🏠 The plumbing in the man cave is not vented through the roof to the exterior. The plumbing system vents into the attic through an air admittance valve. There should be at least one plumbing fixture vented through the roof. A licensed plumbing contractor needs to repair.





3.5 Water Supply and Distribution Systems

Comments: Inspected

3.6 Exterior Faucets

Comments: Inspected, Repair or Replace

- 🏠 (1) The hose bibb leaks when water is activated. A licensed plumbing contractor needs to repair. Location(s): by attached garage



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- 🏠 (2) The hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed. Location(s): by back porch
- 🏠 (3) The hose bibb near the well is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed.

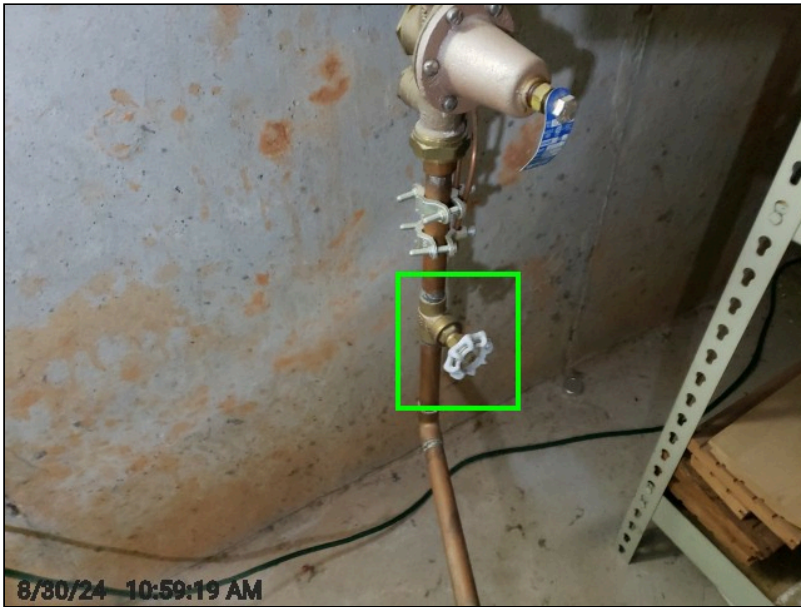


3.7 Location Of Main Water Shut Off Valve

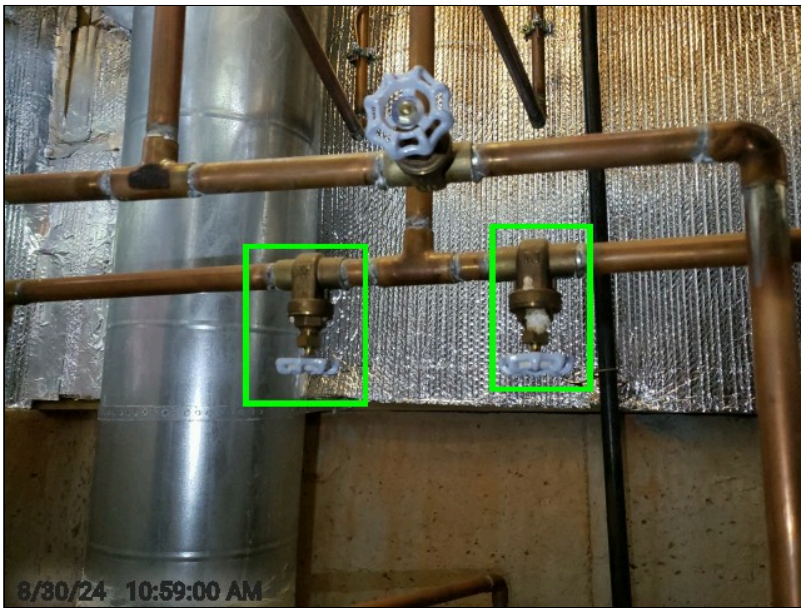
Comments: Inspected, Repair or Replace

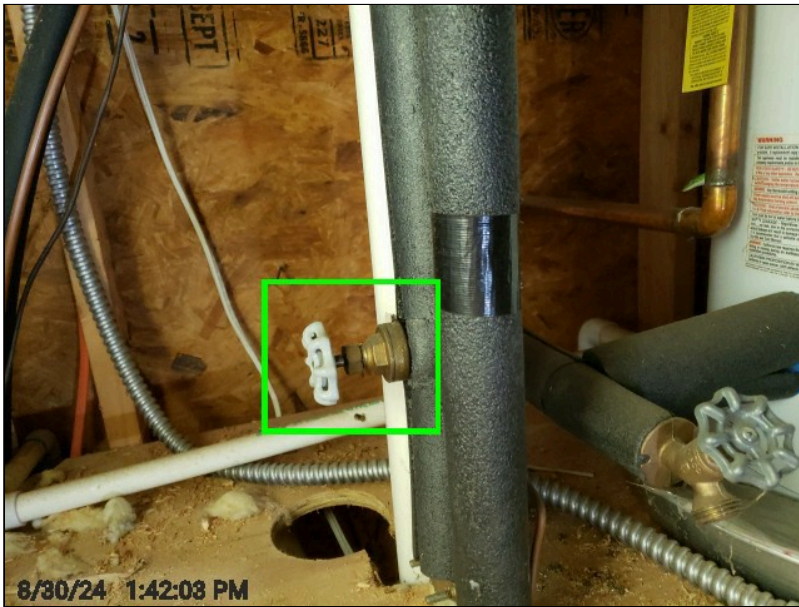
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(1) Location of main water cut off (See Photo).



(2) Location of main water cut off to water heater (See Photo).





🏠 (3) Check with the seller to see if the cutoff valve in the bath cabinet in the man cave is the main cut off for the man cave.

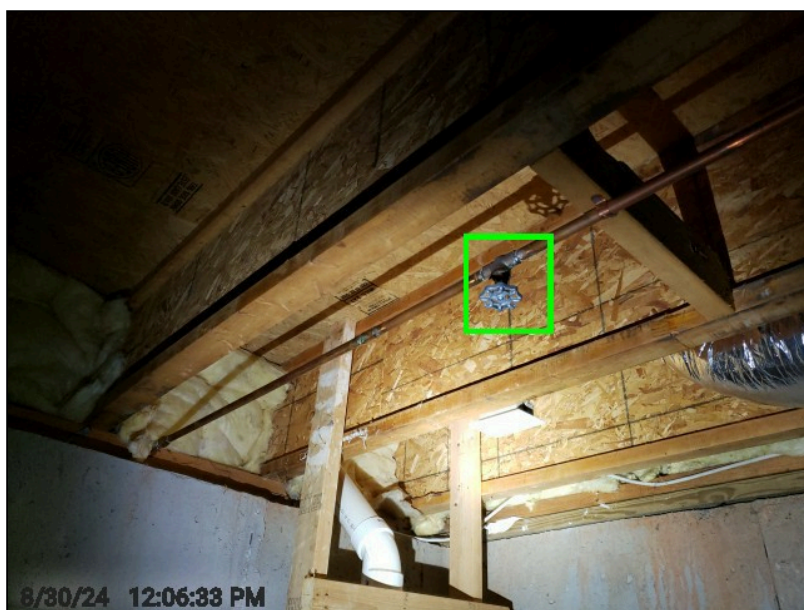


3.8 Location Exterior Hose Bibb Shut Off Valves

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Comments: Inspected

FYI, Location of exterior water faucet shutoff. (See Photo). In the winter time, a good practice is to turn off the water to the exterior faucets and drain exterior faucet to prevent pipe from freezing. This is for your information.



3.9 Well And Well Equipment

Comments: Not Inspected, Repair or Replace

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- 🏠 (1) The well equipment needs to be inspected and tested by a qualified contractor.



- 🏠 (2) The lid on the well needs to be replaced with a metal lid locks for safety.



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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go undetected. Concealed plumbing leaks that have not saturated the sheetrock cannot be detected during a home inspection. When the water has been off in a dwelling unit past stains on the ceilings or walls can still be active leaks that might not show as active during the inspection. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



8/30/24 11:17:11 AM
All Panels Labeled



8/30/24 11:27:17 AM
Distribution Panels



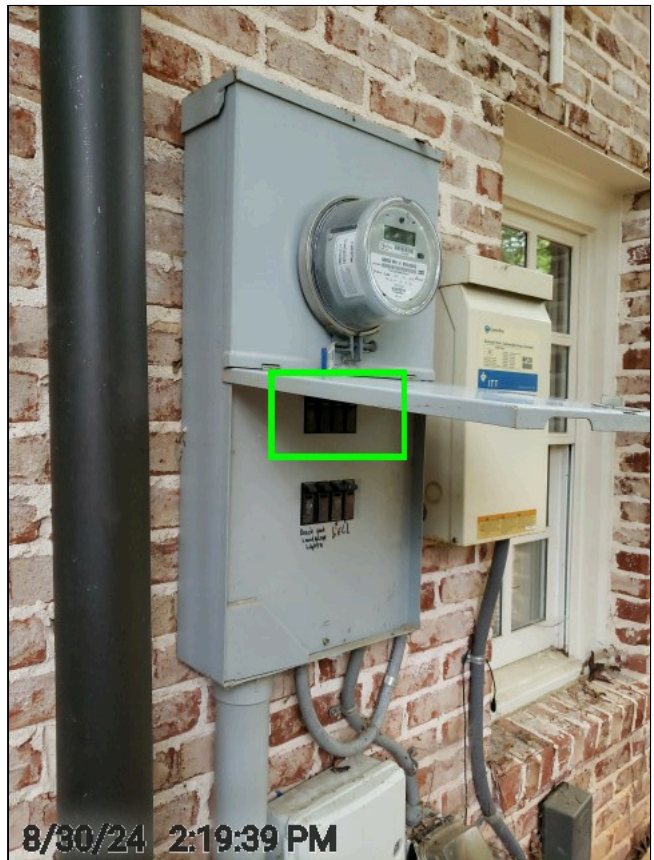
Labeled Panel



Distribution Panel



Main Service Disconnect Breakers



Main Service Disconnect Breaker

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Styles & Materials

Location of Distribution Panel: Basement	Location Of Main Service Disconnect: Meter Base	Electrical Service Conductors: 120/240 Underground
Service Conductor at Panel: 2-200 AMP Panels 60 AMP Sub Panel	Overcurrent Protection: Circuit breakers	Branch Wire 15 and 20 AMP Circuits: Copper
Wiring Methods: Romex	Main Panel Grounding: Rod and pipe electrode	

Items

4.0 Connected Devices (Not every receptacle is tested)


Comments: Inspected, Repair or Replace

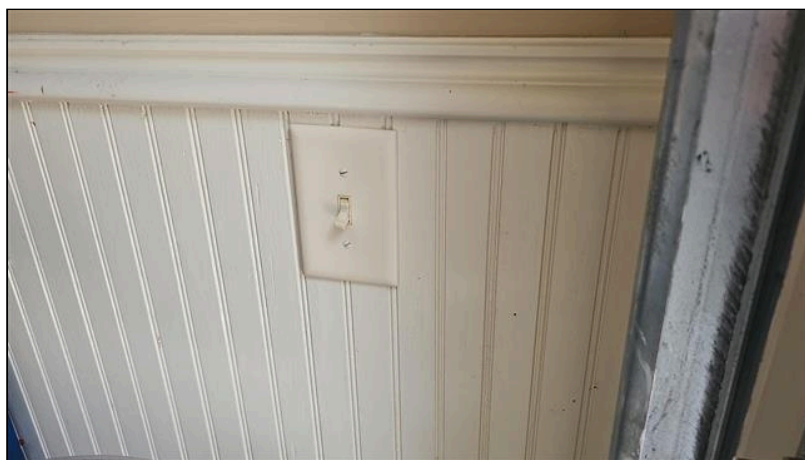
-  (1) Loose receptacles observed. Receptacles should be securely fastened in place. The top and bottom phlange of the receptacles should be secured to the outlet box. A qualified contractor needs to tighten receptacles. Location(s): upstairs bedrooms
-  (2) Receptacle wired with open ground connection. A licensed electrician needs to repair. Location(s): bonus room



4.1 Connected Devices (light switches)

Comments: Inspected, Repair or Replace

-  I could not identify the fixture that the switch turns on. Check with the seller for identification. Location(s): garage





4.2 Connected Devices (junction boxes, wire splices, abandoned wires)

Comments: Inspected


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4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected, Repair or Replace

-  (1) Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): basement, attached garage attic
-  (2) Recess light(s) did not turn on. Replace bulb and verify operation of recess light fixture. In the event the recess light fixture does not work, a licensed electrician needs to repair. Location(s): bonus room



-  (3) Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): man cave



4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected

4.5 Connected Fixtures (ceiling fans)

Comments: Inspected, Repair or Replace

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- 🏠 Ceiling fan did not turn on. The pull cord mechanism appears to be broken. A licensed electrician needs to put fan in working order. Location(s): back left bedroom



4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

FYI, The GFCI re-set for the upstairs bathroom receptacles is in the main level bath.



4.7 Smoke Detectors

Comments: Inspected, Repair or Replace

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- 🏠 The installed smoke detectors and/or combination smoke/carbon monoxide detectors are older and need to be replaced. There should be one smoke detector in each bedroom, one combination smoke and carbon monoxide detector in the hall outside of the bedrooms, and one on each floor of the house including basements and habitable attics. A licensed electrician needs to install smoke detectors and carbon monoxide detectors.

The purchaser needs to test all smoke and carbon monoxide detectors for operation prior to someone sleeping in the house. Batteries need to be replaced every 6 months. Smoke and carbon monoxide detectors tested every month. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.



Smoke detector upstairs hall

4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

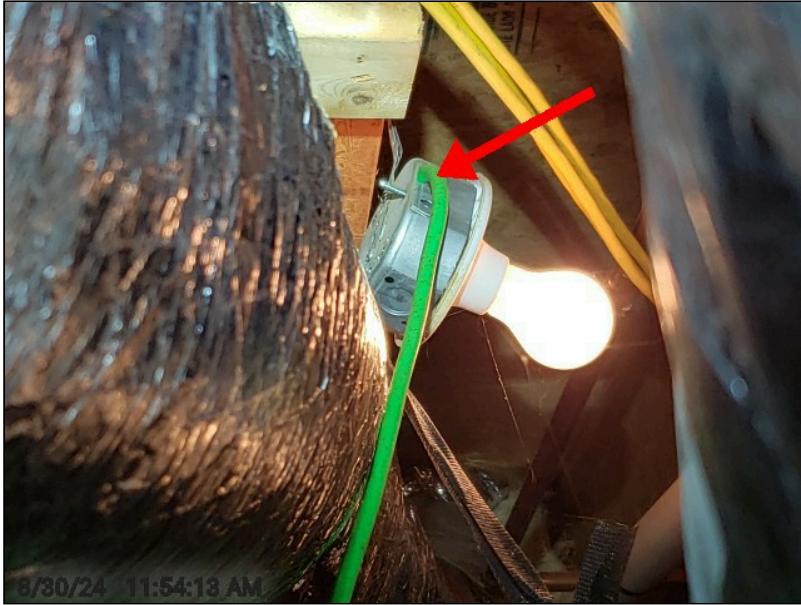
Comments: Inspected, Repair or Replace

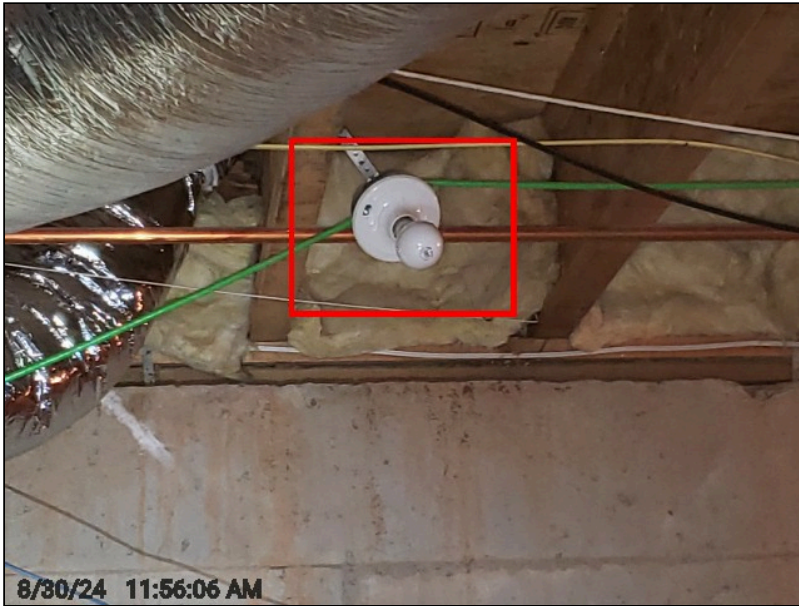
- 🏠 (1) The dehumidifier is powered by an extension cord. This is a safety issue. A licensed electrician needs to add a receptacle at the dehumidifier.



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- 🏠 (2) Several light fixtures are wired with extension cords. This is a safety issue. A licensed electrician needs to hard wire the light fixtures. Location(s): crawlspace





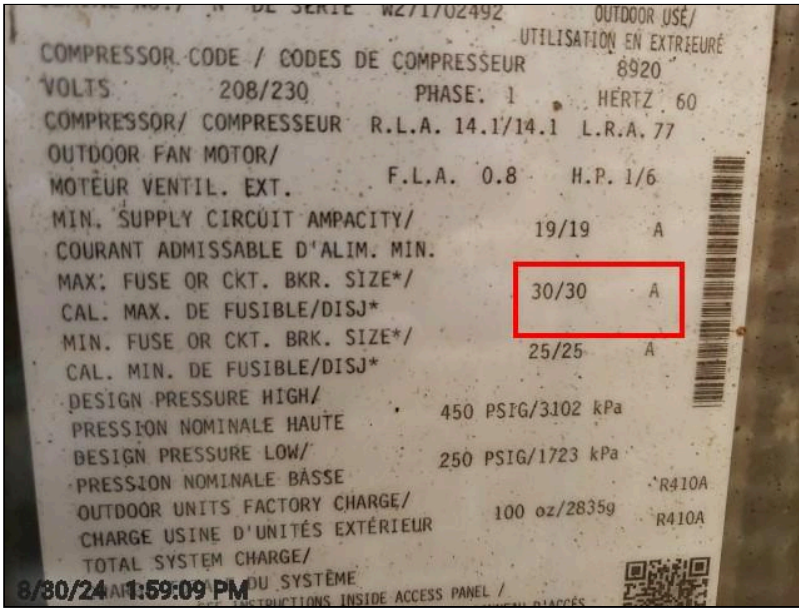
4.9 Distribution Panel Box And Disconnect Boxes

Comments: Inspected, Repair or Replace

- 📌 (1) Per manufacturers specs on the condensing units, the maximum size breakers permitted are 30 AMPS. The breakers in the panel are 45 AMPS. A licensed electrician needs to install correct size breaker.

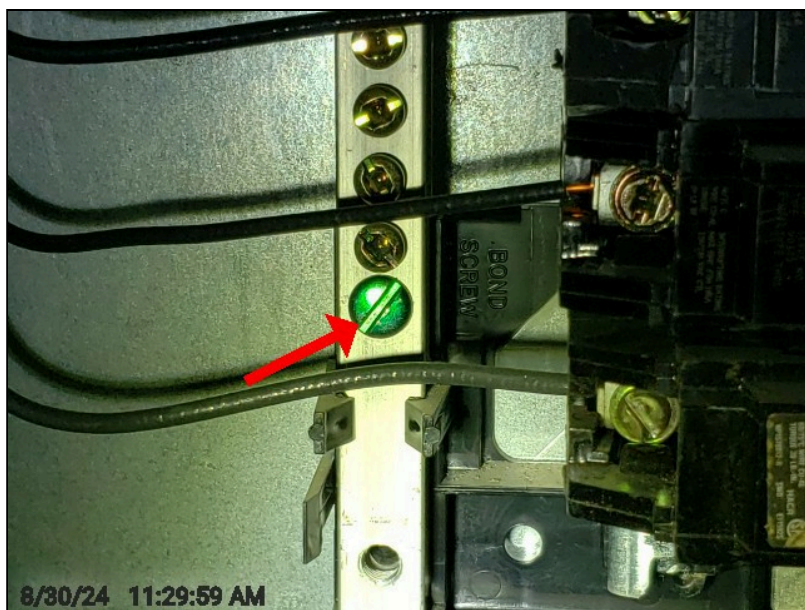
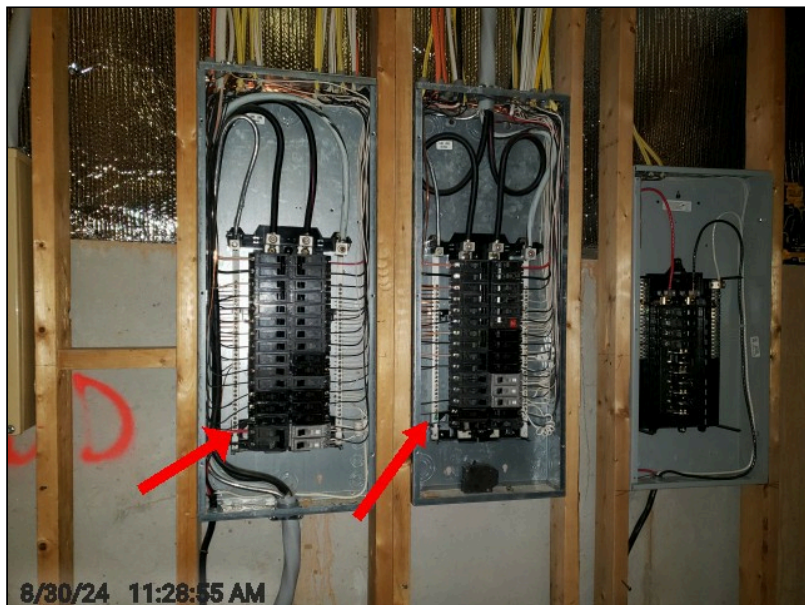
GE Power		Type 1 Indoor Enclosure Front Cat No.: TLM Use With GE Load		MAIN RATINGS:		WARNING: Use on breakers voids the warranty in property boxes have been se ious of protection if changes are ne		Equipment Code TGM32, TLM Bulbhead Lugge: TLM K	
1	main	45	unit	3	Clothes				
3	unit			3	Dryer				
5	main	45	unit	3	Clothes				
7	unit			3	WASHER				
9	Kitchen Recept				Furnace				
11	Freezer Recept				Furnace				
13	kitchen Recept				GATE				

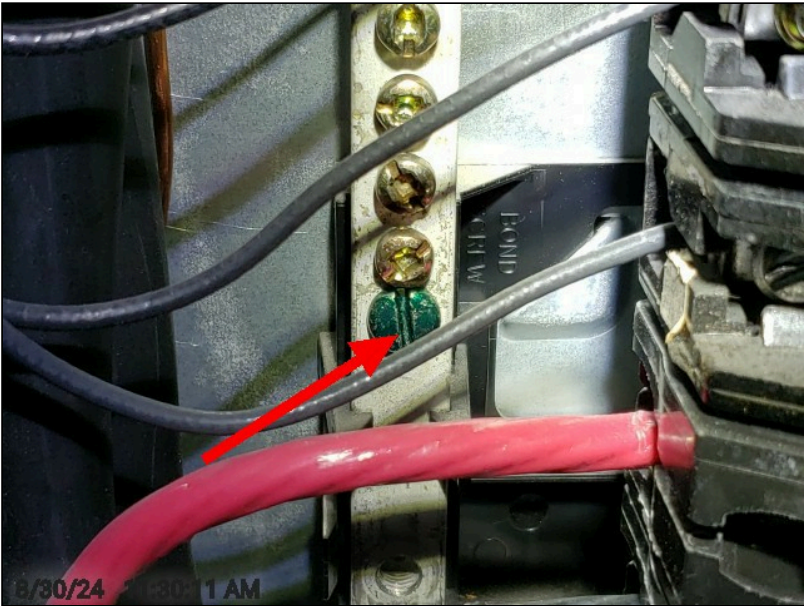
8/30/24 11:22:21 AM



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- 🏠 (2) Three of the distribution panels are bonded. Electrical panels should be bonded at the closest point to the main disconnect breaker. The main disconnect breaker is on the exterior. A licensed electrician needs to repair. Location(s): basement and detached garage





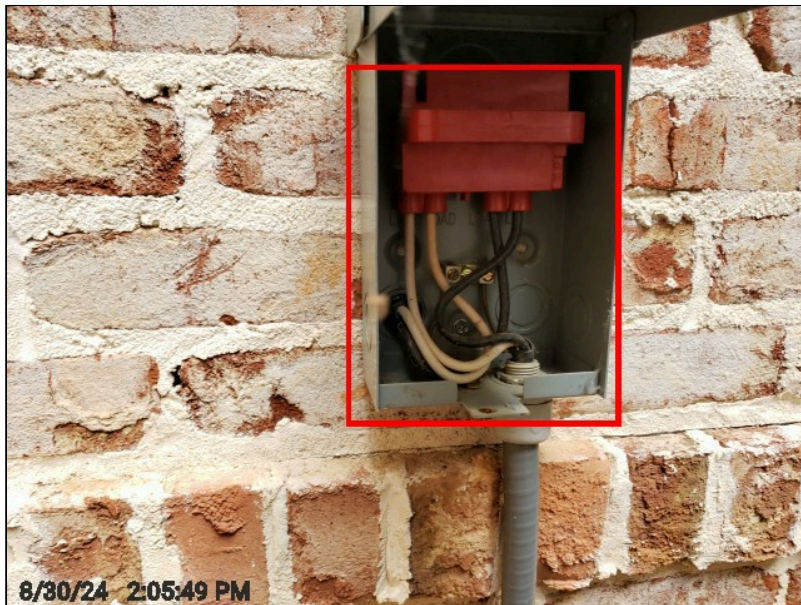
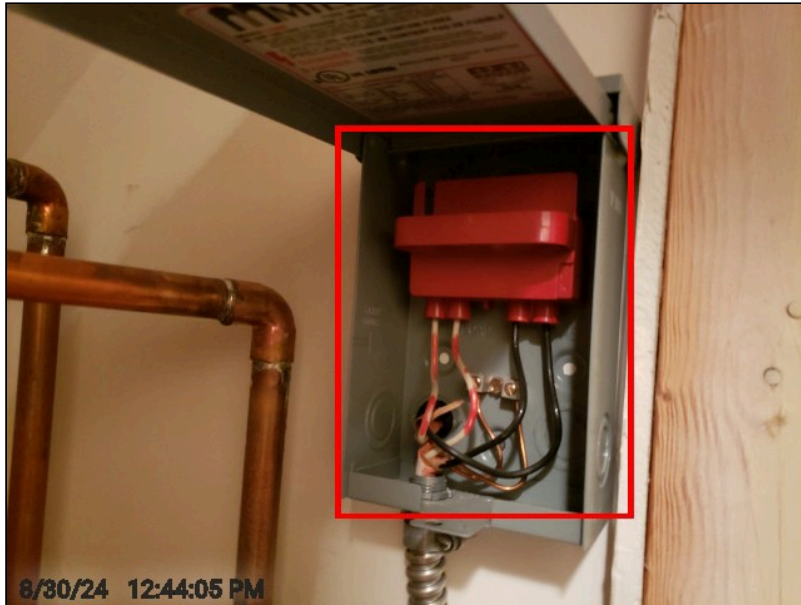
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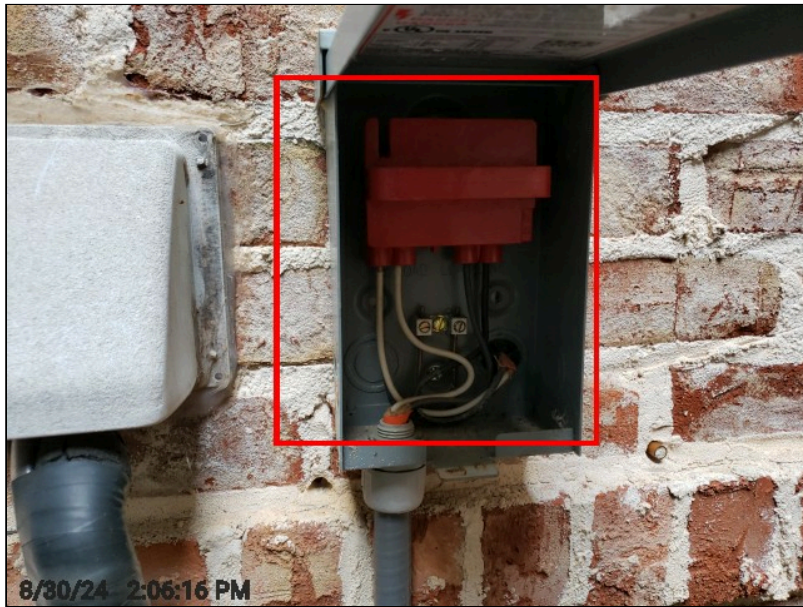
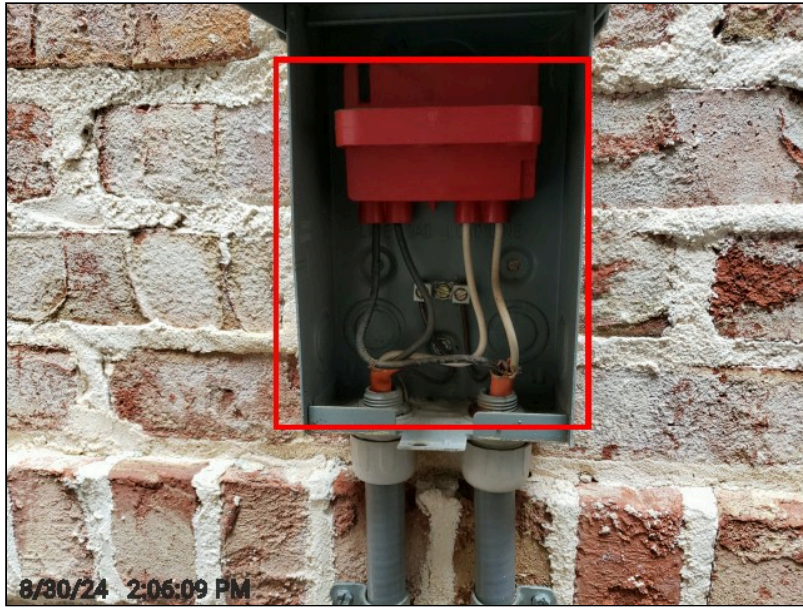
- 🏠 (3) Testing generators and generator electrical equipment is outside the scope of a home inspection. The generator and electrical equipment were not tested by the home inspector. A licensed electrician needs to test the generator and inspect equipment. Repairs made if needed.



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- 🏠 (4) Panel fronts are missing on the disconnect boxes at the water heater and condensing units. This is a safety issue. A licensed electrician needs to add panel front.





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- 🏠 (5) There is a gap between the panel cover and the breakers. There should be no gaps between the panel cover and breakers that could allow foreign objects to be put into the panel. This is a safety issue. A licensed electrician needs to repair. Location(s): panel in detached garage





4.10 Service Entrance Conductors

Comments: Inspected

FYI, the detached garage has a separate electrical meter base.



4.11 Electrical Service Grounding

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating and Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Air handler



Air handler



Air handler



Air handler



Air handler



Condensing Units



Condensing Unit

Styles & Materials

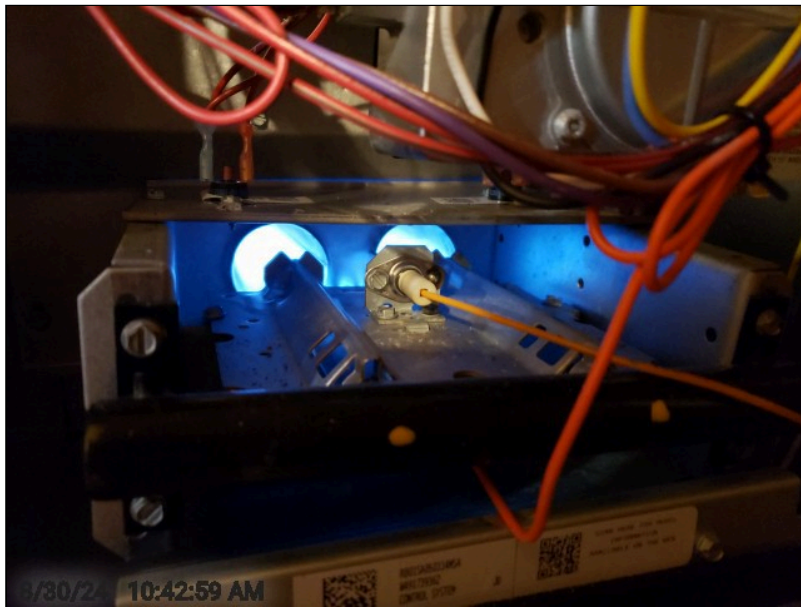
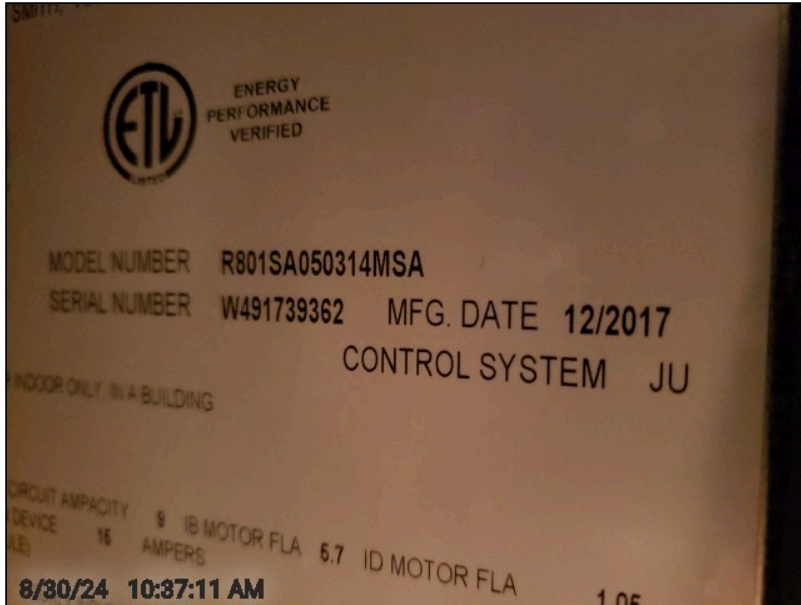
Heat System	Approximate Year Heating Equipment Manufactured:	Number of Heat Systems:
Manufacturer: Rheem	Average life expectancy of a furnace is approximately 20 years Furnaces should be serviced every fall 2017 2003	Five
Heating Energy Source: Natural gas Electric	Heat Type: Forced air Heat pump	Ductwork: Insulated flex pipe
Filter Type: Disposable	Filter Size: 20x25	Location of main fuel shut off: At gas meter Left side of house
Condensing Unit	Approximate Year Condensing Units Manufactured:	Number of Condensing Units:
Manufacturer: Lennox Ruud Trane	Average life expectancy of air conditioning equipment is approximately 10 to 15 years Service the air conditioning system every spring 2021 2017 2003	Five
Cooling Energy Source: Central electric system Split system	Cooling Equipment Type: Condensing unit(s) Heat pump forced air (also provides warm air)	Condensing Unit Size: 2 ton 3 ton 4 ton

Items

5.0 Heating Equipment

Comments: Inspected, Repair or Replace

- 🏠 (1) The upstairs furnace was operational. Underlying issues can still exist with an operating system. A licensed heating and air contractor should do annual service based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the heating equipment will last.



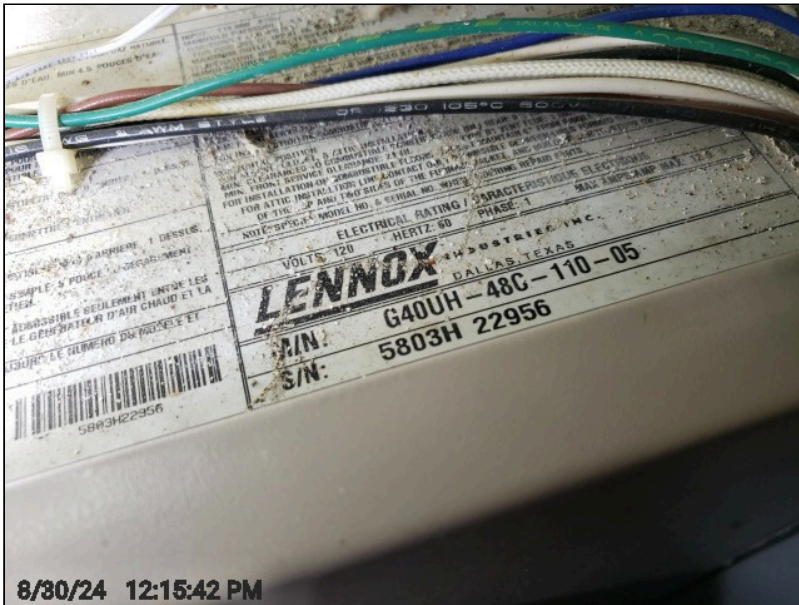
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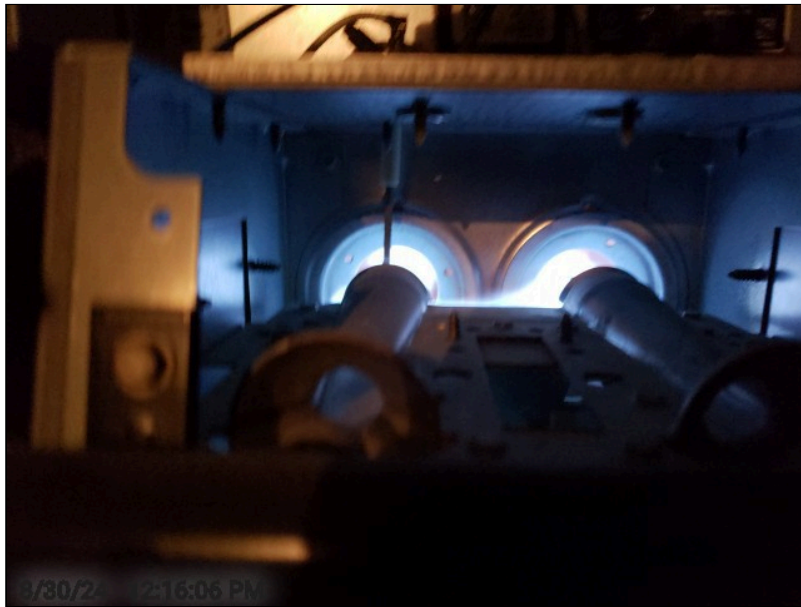
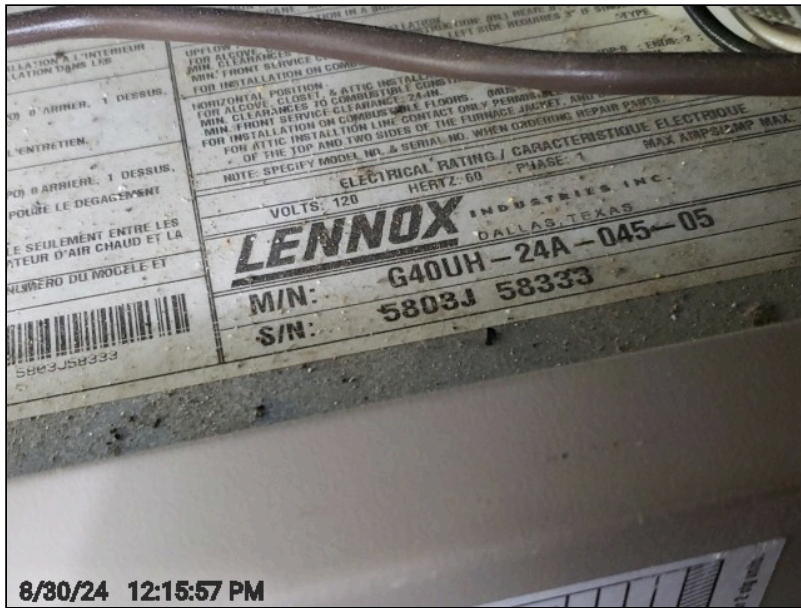
- 🏠 (2) The open ceiling above the furnace needs to be draft stopped to prevent a fire from spreading into the attic. A qualified contractor needs to draft stop the ceiling with fire rated foam. Location(s): upstairs mechanical closet

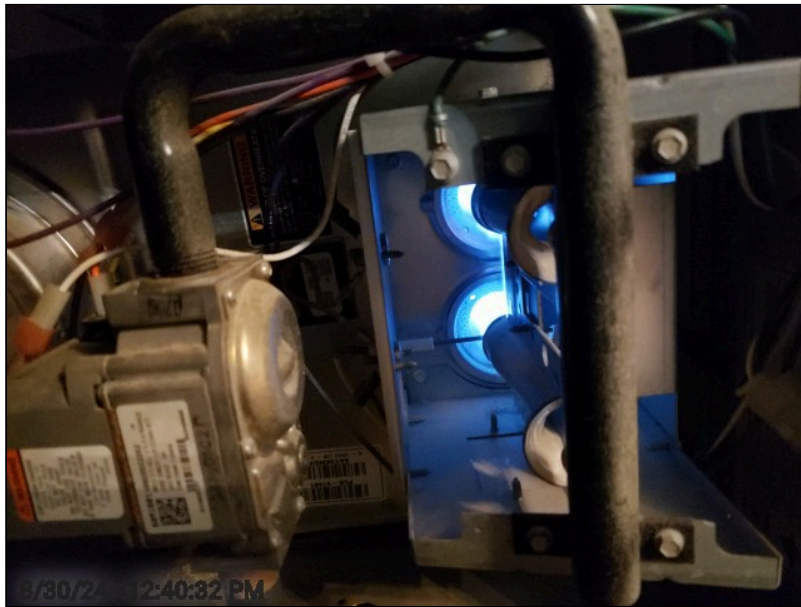
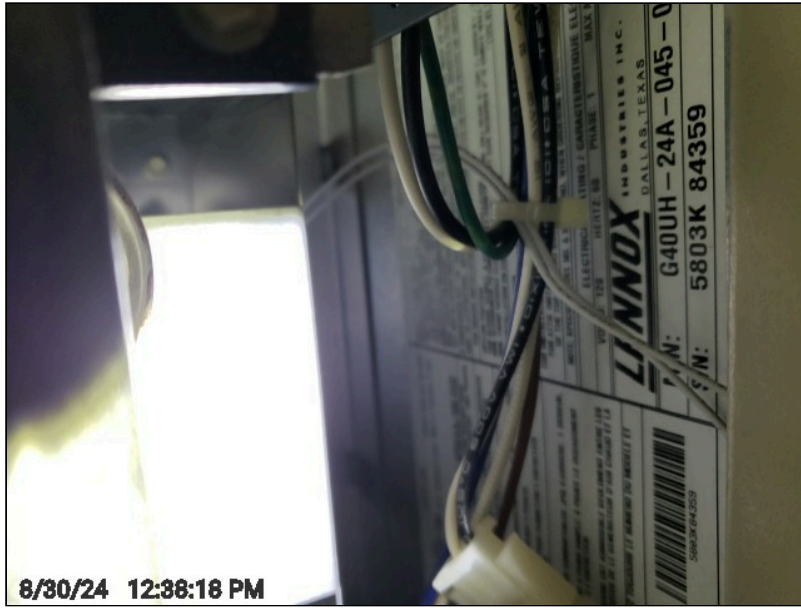


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- 🏠 (3) Three of the furnaces (2003) are at or beyond average life expectancy. The furnaces did start at the time of the inspection. The furnaces must be safety checked and the heat exchangers checked for cracks. A licensed heating and air contractor needs to inspect further and repair or replace as needed. Location(s): primary bedroom furnace, main level furnace, garage furnace

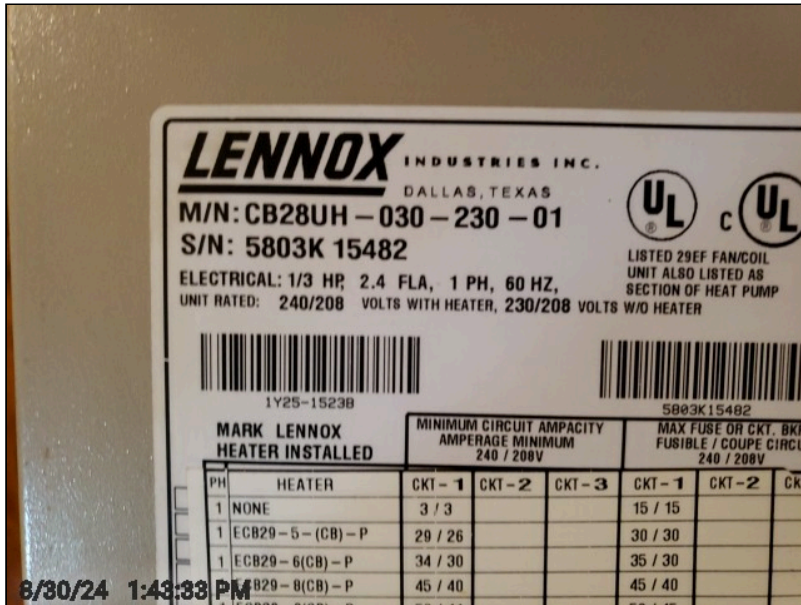






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- 🏠 (4) The heat pump (2003) was not tested. The outside air temperature has been greater than 65 degrees. Operating the heat pump condensing unit when the outside air temperature has been greater than 65 degrees can damage the equipment. A licensed heating and air contractor needs to service the system when temperatures permit.



5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

Comments: Inspected, Repair or Replace

- 🏠 The gas pipe is not protected from corrosion. Exterior gas piping should be protected from corrosion with corrosion resistant paint. A qualified contractor needs to paint the gas pipe with corrosion resistant paint. Location(s): generator



5.2 Gas Shut Off Valves

Comments: Inspected

5.3 Location Of Filters

Comments: Inspected, Repair or Replace

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(1) Location of return air filters (see photo). Filters should be changed every 60 to 90 days. Recommend that the filters be changed once you take possession of the house.



Arrow in the direction of air flow



Arrow in the direction of air flow



Arrow in the direction of air flow

- 🏠 (2) Electronic air filters are installed on the 2 air handlers in the basement. If the electronic air filters have not been serviced and/or cleaned/replaced in the past year, a licensed heating and air contractor needs to service and/or clean/replace the filters.



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- 🏠 (3) The seller had the power turned off to the electronic air cleaner at the time of the inspection. A licensed heating and air contractor needs to put the electronic air cleaner in normal working order. Location(s): basement





5.4 Furnace Vent Pipe

Comments: Inspected, Repair or Replace

- 📍 (1) White powder was observed on the furnace vent pipe. This is a sign of an incomplete venting of toxic combustion gases or back drafting. This is a safety issue. A licensed heating and air contractor needs to inspect further and repair. Location(s): attic and basement





- 🏠 (2) Furnace vent pipe should have a one inch clearance from combustible materials. This is a safety issue. A licensed heating and air contractor needs to provide a one inch clearance from insulation and wood. Location(s): attic and basement



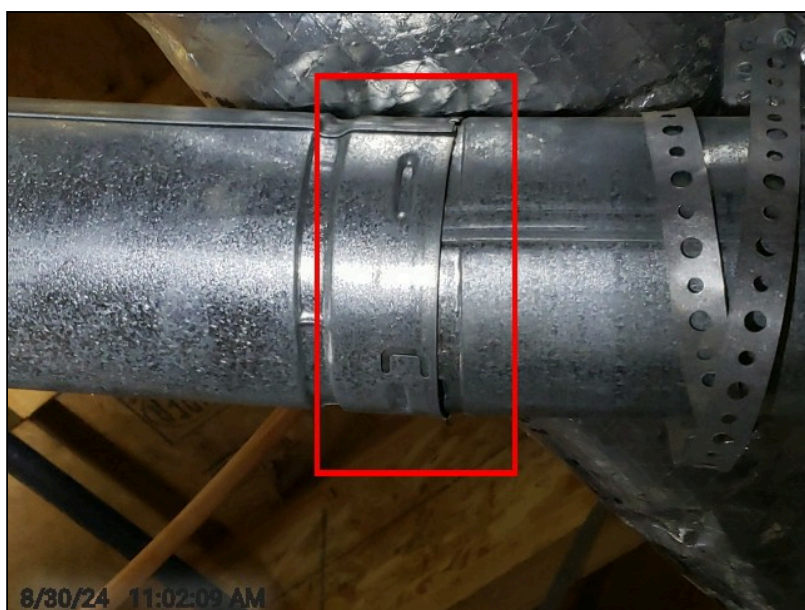


- 🏠 (3) Single wall vent pipe is venting the furnace. Most manufacturers recommend the vent to be double wall vent pipe. All single wall pipe should be replaced on the furnace with double wall vent pipe. A licensed heating and air contractor needs to repair. Location(s): upstairs furnace



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- 🏠 (4) The furnace vent pipe twist lock connections are loose/coming apart. This is a carbon monoxide safety issue. All of the twist lock connections on the furnace vent pipe from the basement to the roof need to be checked and secured as needed. A licensed heating and air contractor needs to repair. Location(s): basement





- (5) Rusted/deteriorated furnace vent pipe was observed. This is a safety issue. A licensed heating and air contractor needs to inspect further and replace all compromised vent pipe. Location(s): garage attic

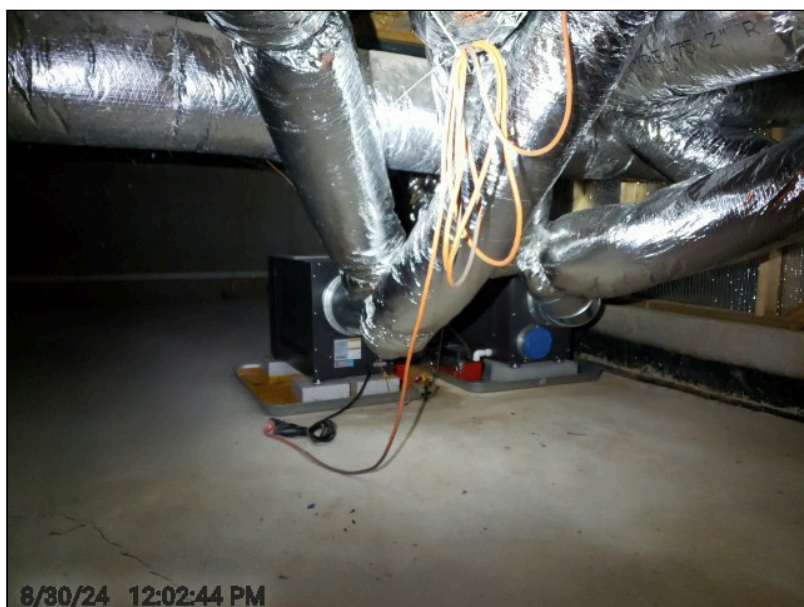




5.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

- 🏠 (1) There are dehumidifiers installed in the crawlspace. The Inspector does not evaluate dehumidifiers. The dehumidifiers need to be serviced by a licensed heating and air contractor.



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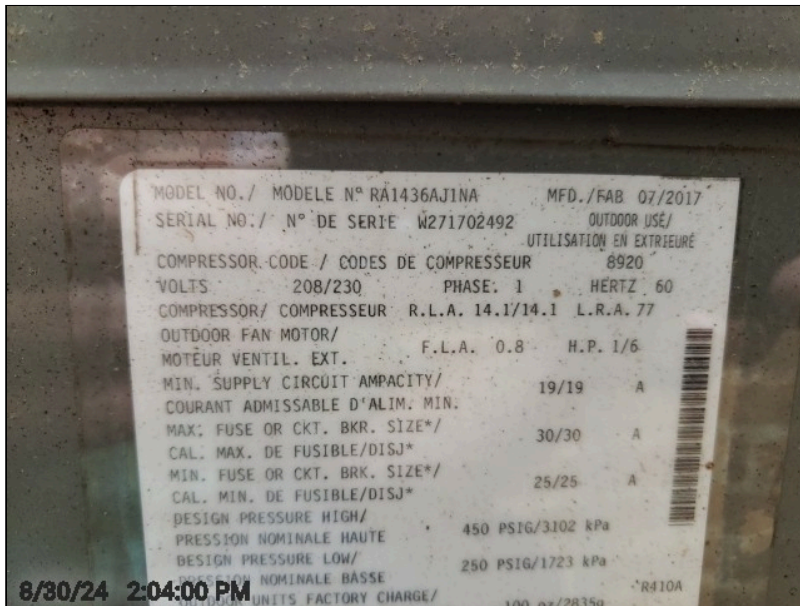
- 🏠 (2) Buzzing noise upstairs air handler. A licensed heating and air contractor needs to inspect further and repair.



5.6 Cooling And Air Handler Equipment

Comments: Inspected, Repair or Replace

(1) Condensing unit serial plates for your information.



8/30/24 2:04:00 PM
Main



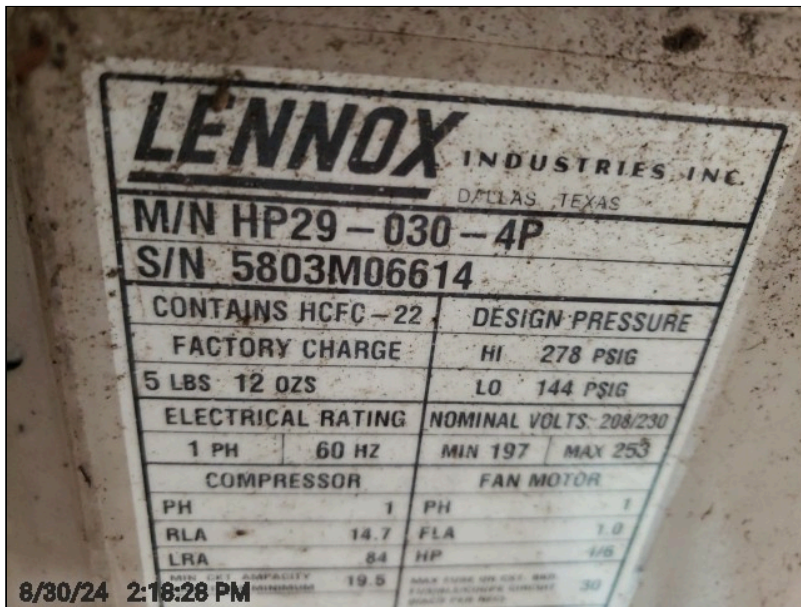
Upstairs



Attic



Primary Bedroom



Detached garage

- 📌 (2) The main level air conditioning was operational. The supply air temperature was 56 degrees and the return air temperature was 71 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
- 📌 (3) The master bedroom air conditioning was operational. The supply air temperature was 55 degrees and the return air temperature was 71 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
- 📌 (4) The upstairs air conditioning was operational. The supply air temperature was 55 degrees and the return air temperature was 69 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
- 📌 (5) The bonus room air conditioning was operational. The supply air temperature was 52 degrees and the return air temperature was 68 degrees. The range in temperature drop is "normal". Underlying

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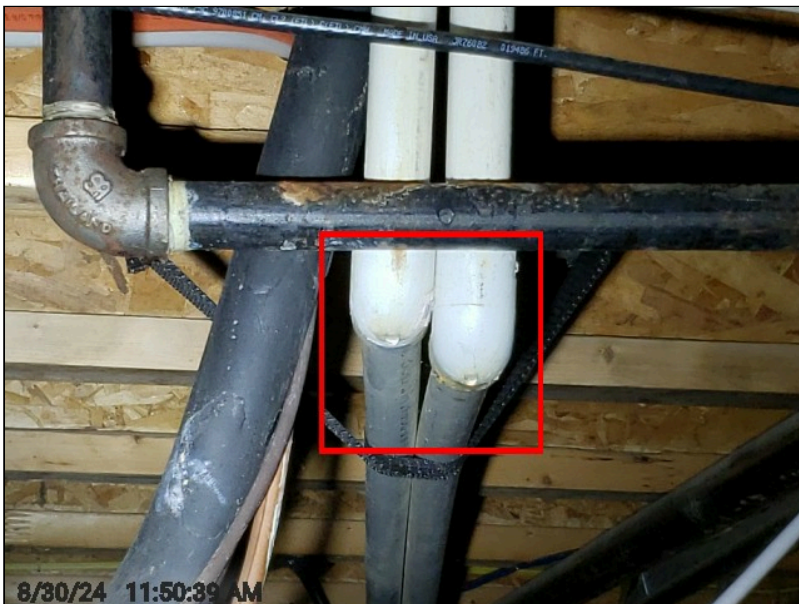
issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

- 🏠 (6) The man cave air conditioning was operational. The supply air temperature was 61 degrees and the return air temperature was 76 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

5.7 Condensation Drain Lines And Overflow Pan

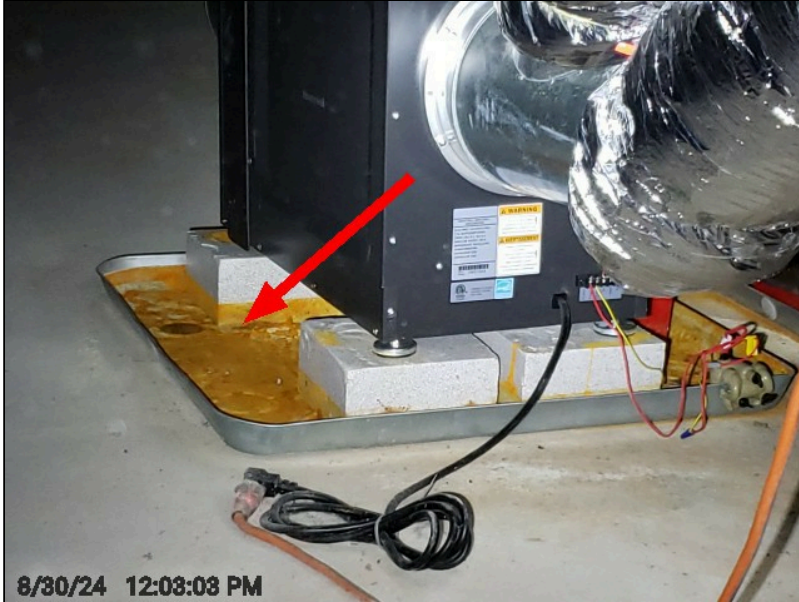
Comments: Inspected, Repair or Replace

- 🏠 (1) The condensation drain line in the crawl space leaks. A licensed heating and air contractor needs to repair the leak.



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- 🏠 (2) There is corrosion in the overflow pan in the crawl space. Usually this is a sign of a blocked condensation drain or dehumidifier issues. A licensed heating and air contractor needs to inspect further and make repairs as needed.



- 🏠 (3) The condensation drain line does not have a gravitational flow to the exterior in the attic. The drain line lays flat without slope in pipe. The pipe should have a 1% slope to prevent backup. A licensed heating and air contractor needs to repair. Location(s): attached garage attic



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- 🏠 (4) The auxiliary condensation drain line is disconnected in the attic. A licensed heating and air contractor needs to re-connect auxiliary condensation drain line. Location(s): detached garage attic



- (5) FYI, The picture shown is the location of the auxiliary condensation drain line from the air conditioning system. The drain line is installed in a conspicuous place so that you can be alerted if water is dripping from the pipe. If there is water draining from the pipe, the A/C should be serviced ASAP by a licensed HVAC contractor. The primary drain could be blocked which can cause an overflow.



right side of house



5.8 Supply And Return Air Plenum

Comments: Inspected, Repair or Replace

- 📍 There is a hole in the supply air plenum. Heating and cooling loss can be expected where there is a hole in the supply plenum. Location(s): Location(s): upstairs mechanical closet



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


6. Interiors

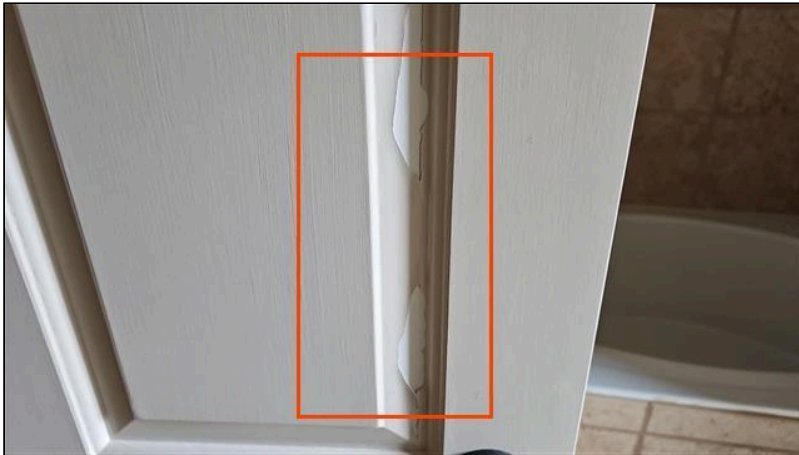
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

6.0 Doors and Door Locks

Comments: Inspected, Repair or Replace

 The paint is peeling on the door into the right private bath.

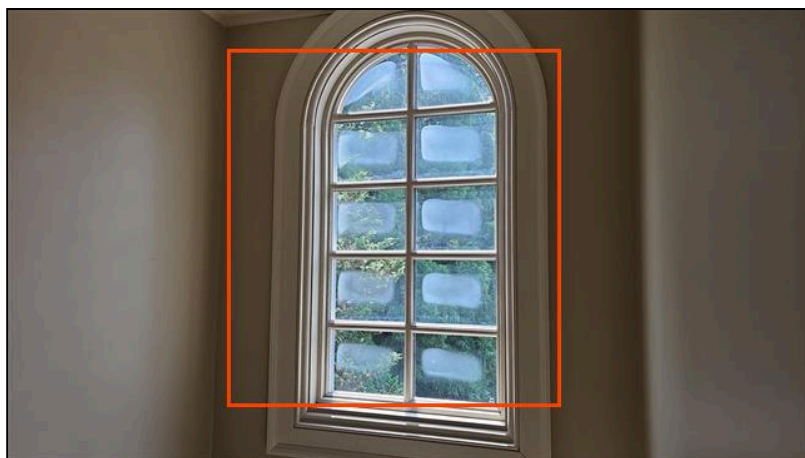
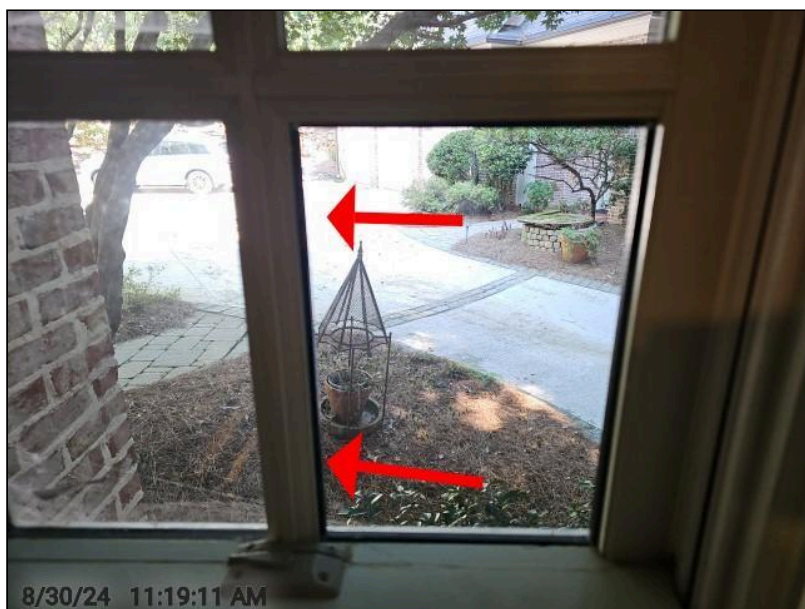


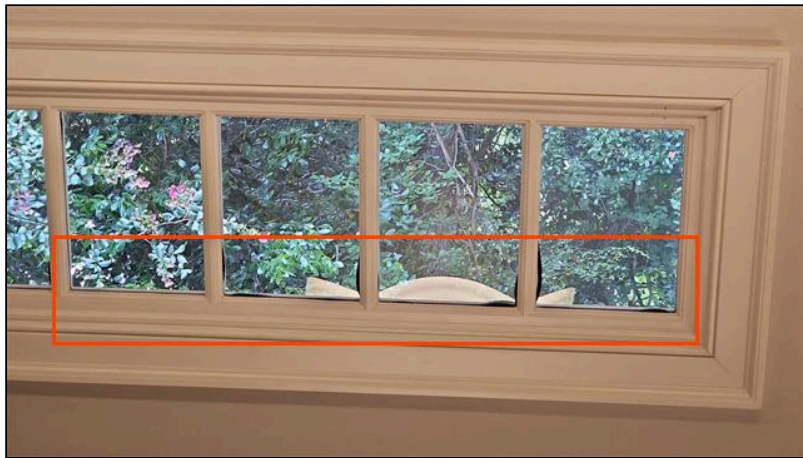
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6.1 Windows

Comments: Inspected, Repair or Replace

- 🏠 Insulation seal has failed on window. A qualified contractor needs to replace failed glass. Location(s): family room, primary bedroom, right private bath, man cave



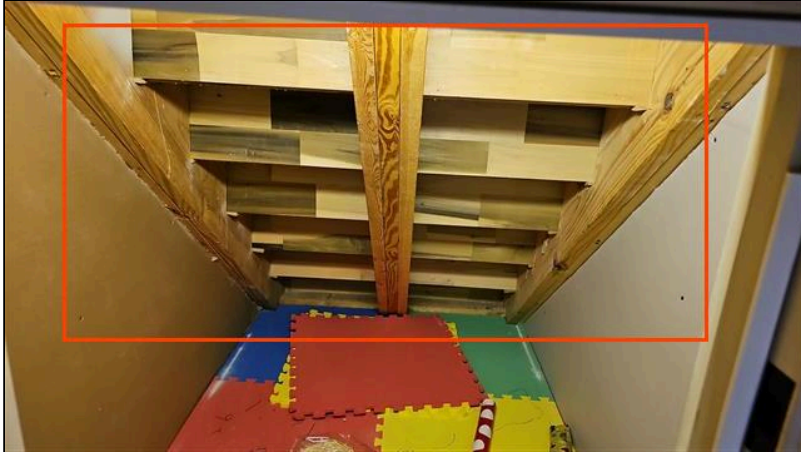


6.2 Steps, Stairways, Balconies, And Railings

Comments: Inspected, Repair or Replace

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- 🏠 The under side of the stairs is not enclosed for draft stopping. Enclosed accessible space under stairs should have walls, under stair surface, and any soffits protected on the enclosed side with 1/2 inch gypsum board. A qualified contractor needs to repair.



6.3 Counters And A Representative Number Of Cabinets

Comments: Inspected, Repair or Replace

- 🏠 Middle drawer to the left of the kitchen sink does not stay closed. It qualified contractor needs to adjust the drawer.



6.4 Bathroom Caulking and Tile

Comments: Inspected, Repair or Replace

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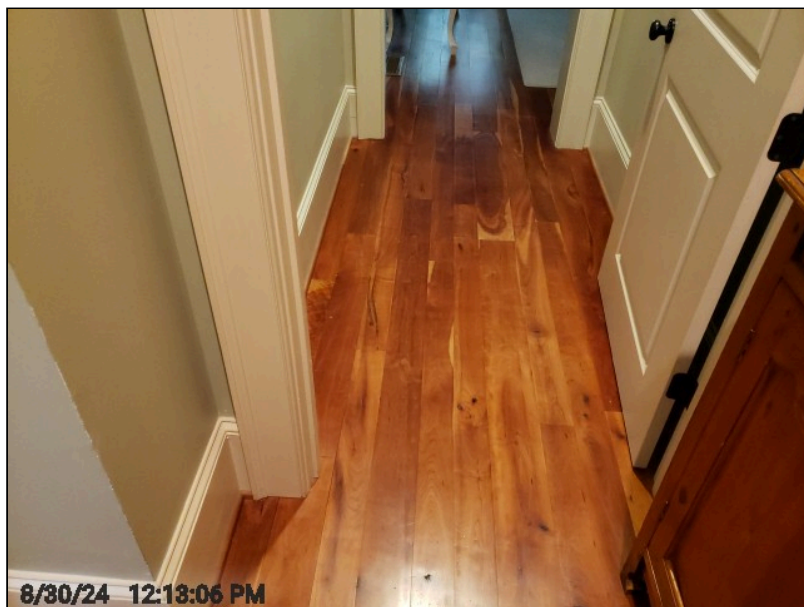
- 🏠 Loose tile needs to be reset. A qualified contractor needs to repair. Location(s): private bath (front right bedroom)

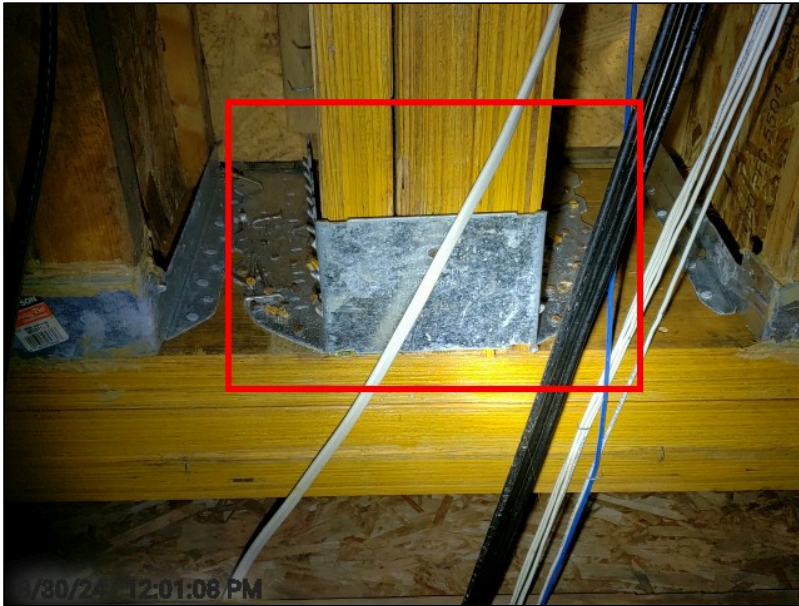


6.5 Ceilings, Walls, And Floors

Comments: Inspected, Repair or Replace

- 🏠 Squeaking floors were noted. A qualified contractor needs to evaluate further and make needed repairs to stop floor from squeaking (refer to comment 9.3.1 and 9.3.2). Location(s): primary bedroom





6.6 Attic Access

Comments: Inspected

6.7 Potential Plumbing Leaks

Comments: Inspected, Repair or Replace

- 🏠 Water stains observed. Check with seller about knowledge of past leak and any repairs. A licensed plumbing contractor should inspect further and verify permanent repairs were made. Location(s): right side of crawlspace under master bath



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Garage door operator remote control transmitters; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Garage Door and Operator Operational



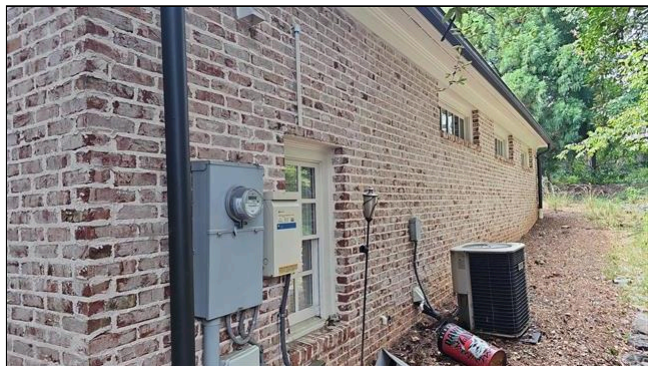
Garage Door and Operator Operational



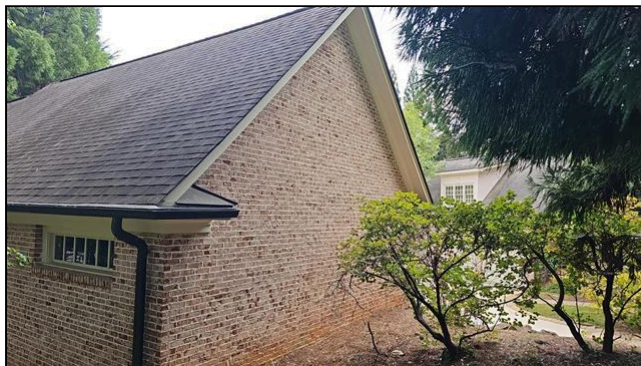
Man Cave



Man Cave



Man Cave



Man Cave

Styles & Materials

Garage Door Material:

Hardboard



Garage Doors:

6 automatic doors

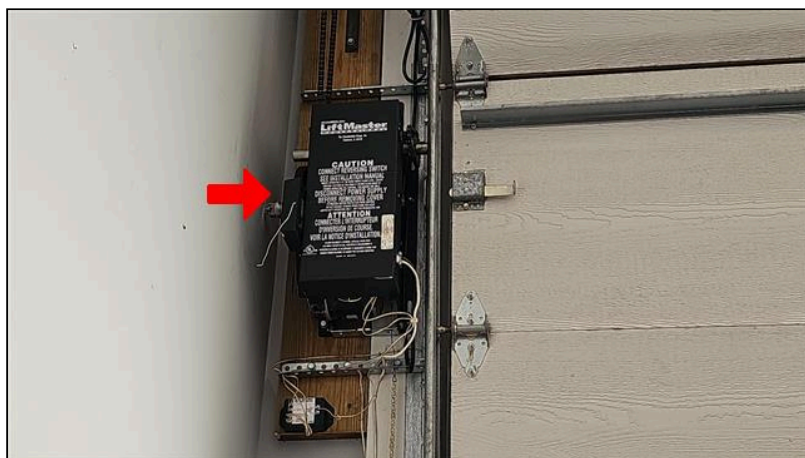
Items

7.0 Garage Door Operator

Comments: Inspected, Repair or Replace

-  (1) The garage door operator did not auto reverse the garage door when met with resistance. A qualified garage door contractor needs to repair. Location(s): left garage door and right garage door
-  (2) The garage door operator is noisy. A qualified contractor needs to repair or replace. Location(s): right

garage door



7.1 Garage Door

Comments: Inspected

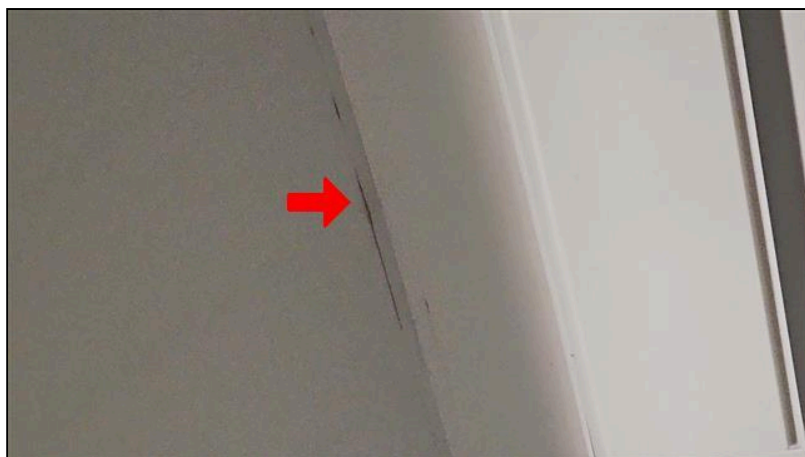
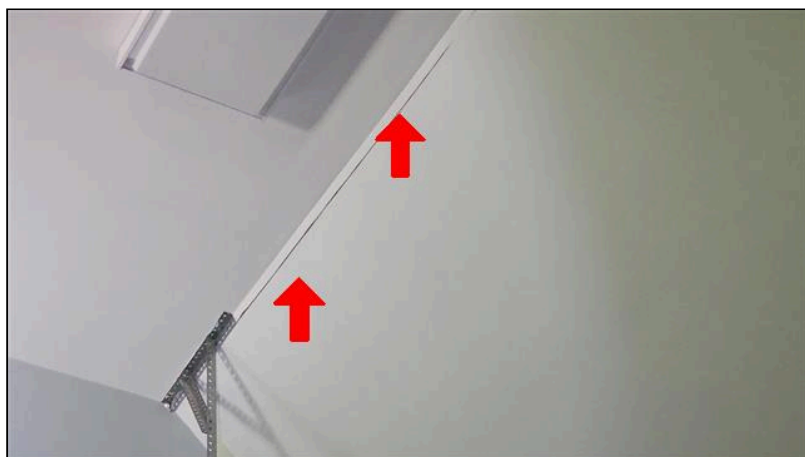
7.2 Garage Floor

Comments: Inspected

7.3 Garage Walls And Ceiling

Comments: Inspected, Repair or Replace

- 🏠 There are settlement/shrinkage cracks in the sheetrock tape joints in the man cave. The cracks appear to be typical of settlement and shrinkage.





7.4 Occupant Door From Garage To Inside Home

Comments: Inspected

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation And Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Attic Insulation



Attic Insulation

Styles & Materials

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric

4 prong dryer plug needed with dryer

Attic Insulation:

Loose fill

Approximately

R-30

R-30 batts in vaults and slopes

Attic Ventilation:

Continuous ridge vent

Gable vents

Soffit vents

Floor System Insulation:

Not insulated

Items

8.0 Bathroom Venting Systems

Comments: Inspected

8.1 Laundry Venting System

Comments: Inspected, Repair or Replace

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- 🏠 The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.



8.2 Insulation In Attic

Comments: Inspected

8.3 Ventilation Of Attic

Comments: Inspected

8.4 Insulation Under Floor System and Exposed Walls

Comments: Inspected, Not Present, Repair or Replace

- 🏠 Replace insulation that is falling out of the rafter in the left attic access



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Roof Structure



Roof Structure



Roof Structure

Styles & Materials

Attic info:

- Attic access
- Scuttle hole
- Light in attic
- No storage

Roof-Type:

- Gable

Columns or Piers:

- Concrete block piers

Method used to observe attic:

- From entry

Method used to observe Crawlspace:

- Crawled

Floor Structure:

- Engineered floor joists

Roof Structure:

- Stick-built
- 2 X 8 Rafters
- Lateral bracing
- OSB board roof decking

Foundation:

- Basement
- Crawl Space
- Poured concrete walls


Wall Structure:

- 2x6 Wood studs

Items

9.0 Foundation, Basements And Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Repair or Replace

-  Past water leak was observed where drain/waste line penetrates foundation wall. Check with seller about knowledge of past repairs.



9.1 Walls (Structural)

Comments: Inspected

9.2 Columns Or Piers

Comments: Inspected

9.3 Floors (Structural)

Comments: Inspected, Repair or Replace

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- 🏠 (1) The joist hangers supporting the floor joist in the crawlspace under primary bedroom are not nailed at all eyelets. This could be why the floor squeaks in the primary bedroom. A qualified contractor needs to add additional nails on all joist hangers as needed and remove all bent nails that are not approved joist hanger nails. Pictures shown are examples.



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- 🏠 (2) A lot of the nails attaching the joist hangers to the ledger are not galvanized nails. The nails are rusting. The bent nails are the wrong size nail. All rusted nails need to be replaced to prevent joist failure. All nails need to be galvanized Simpson joist hanger nails. A qualified contractor needs to repair. Location(s): crawlspace under primary bedroom







9.4 Roof Structure And Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


10. Grounds

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.


Items

10.0 Driveways

Comments: Inspected, Repair or Replace

-  (1) The seller needs to demonstrate normal operation of the gate on the driveway.



-  (2) All cracks in the driveway need to be sealed with a concrete sealant.



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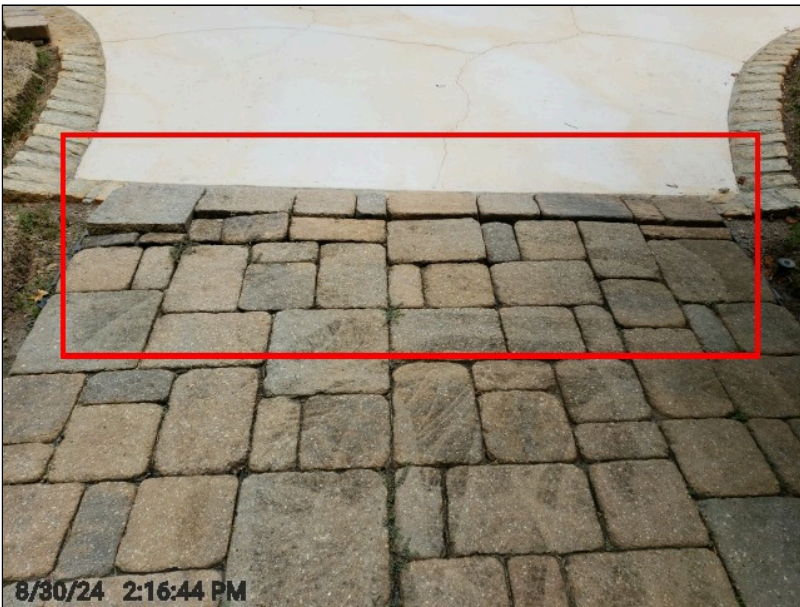
- 🏠 (3) The drain in the driveway needs to be cleaned out.



10.1 Walkways

Comments: Inspected, Repair or Replace

- 🏠 Loose stone on the sidewalk need to be reset. A qualified contractor needs to repair.





10.2 Patio Floors

Comments: Inspected

10.3 Grading and Drainage

Comments: Inspected, Repair or Replace

- 🏠 (1) The grading generally does not provide positive drainage away from the foundation. There should be 6" of fall in the first 10' away from the foundation. A qualified contractor needs to evaluate further and repair. Location(s): left side and back of the house






(2) Water appears to pool after rain. Some additional dirt, light grading, and yard drain boxes may be needed to drain the water off of the lot if water stands for more than 48 hours. Location(s): left side of the house




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-  (3) The depression in the backyard needs to be filled with dirt. The depression could be from decaying construction trash. A qualified contractor needs to fill depression with dirt.

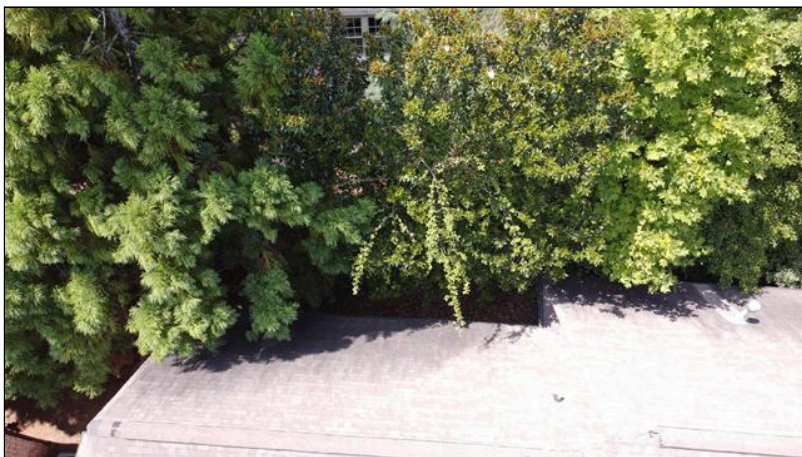


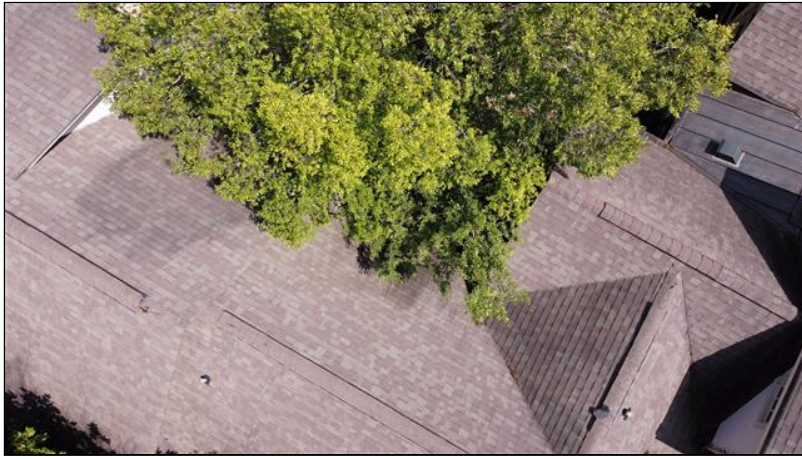
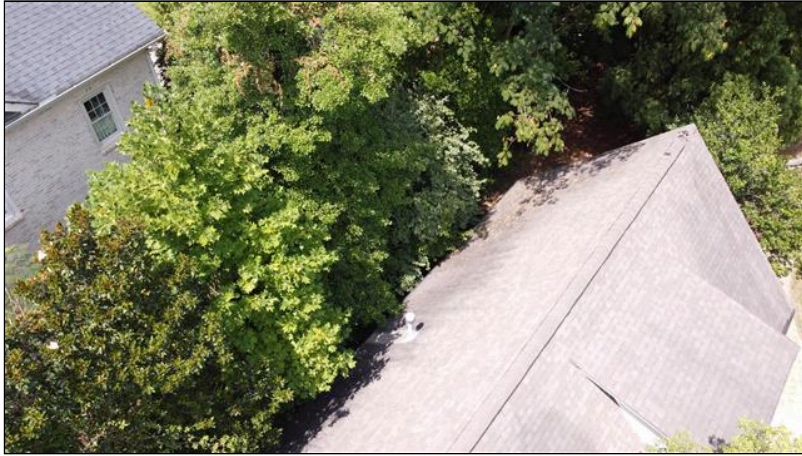
10.4 Vegetation And Trees (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

-  (1) Tree limbs that are in contact with the roof or hanging over the roof need to be trimmed at least 5 feet away from the house.







- 🏠 (2) Shrubs are too close to the house. Shrubs retain moisture on the exterior wall surfaces. Recommend maintaining a 12-18" clearance away from the house.

10.5 Lawn Sprinkler System

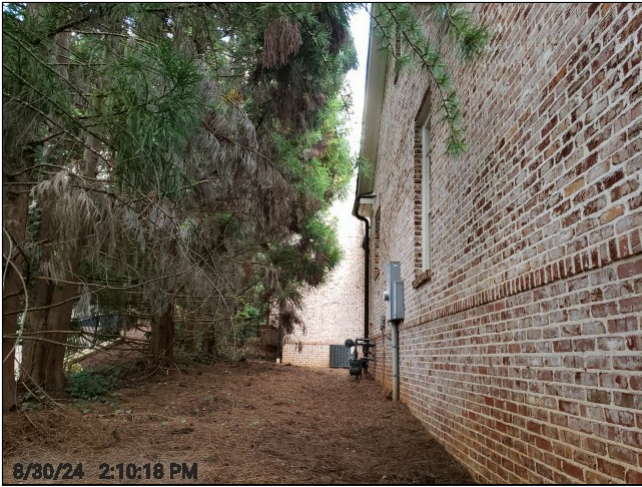
Comments: Not Inspected

- 🏠 The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. Per seller disclosure, there are some broken heads. A qualified contractor needs to replace broken heads, leak checked, and test the system. Repairs made if needed.

The grounds of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Left Elevation



Right Elevation



Rear Elevation



Rear Elevation

Styles & Materials

Exterior Wall Cladding:

- Brick
- Hard coat stucco
- Synthetic stucco accent trim (EIFS)

Soffit and Eaves:

- Wood

Windows:

- Double hung
- Fixed sashes
- Thermal insulated windows

Items


11.0 Eaves, Soffits, And Fascias

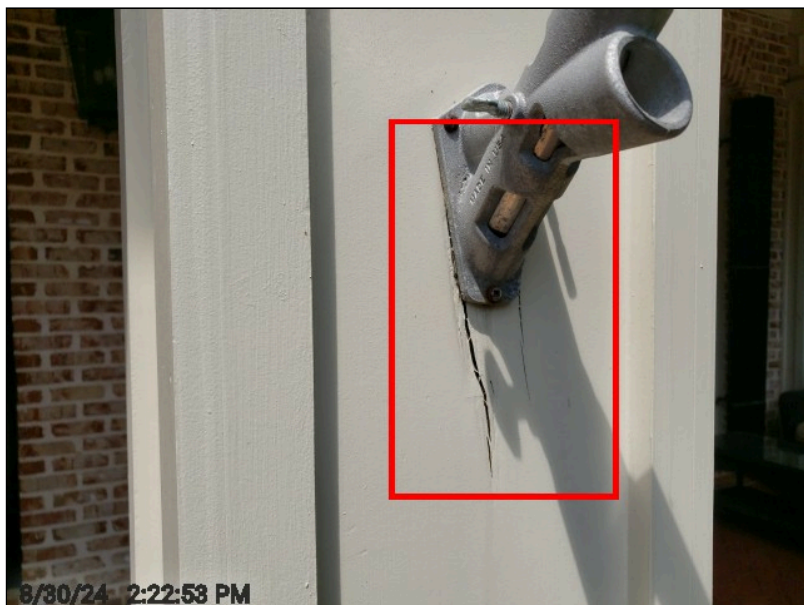
Comments: Inspected

11.1 Siding And Siding Related Trim

Comments: Inspected, Repair or Replace


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-  Rotten trim was observed on column with flag attached. A qualified contractor needs to replace all rotten trim and paint to match existing.



11.2 Brick, Stone, Stucco, Or Rock

Comments: Inspected, Repair or Replace

-  (1) Mortar and brick cracks were observed. A qualified contractor needs to point cracks. Location(s): left side of the house





(2) The form board on the back of the man cave needs to be removed. This is potential food for termites.




11.3 Doors (Exterior)

Comments: Inspected


11.4 Windows

Comments: Inspected, Repair or Replace

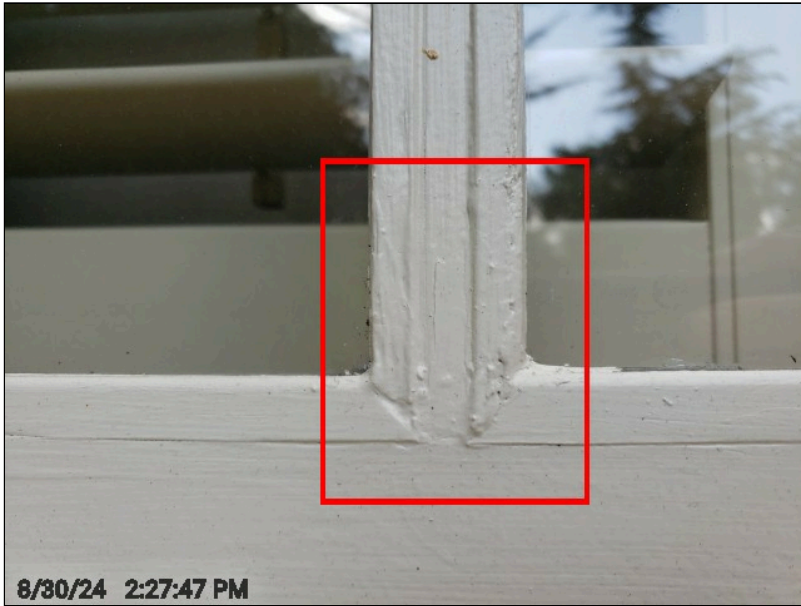
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-  (1) The windows need to be painted where paint is failing. Pictures shown are examples. A qualified contractor needs to paint windows. Location(s): front of the house



-  (2) Rotten trim observed on window. A qualified contractor needs to replace rotten trim. Location(s): front of the house



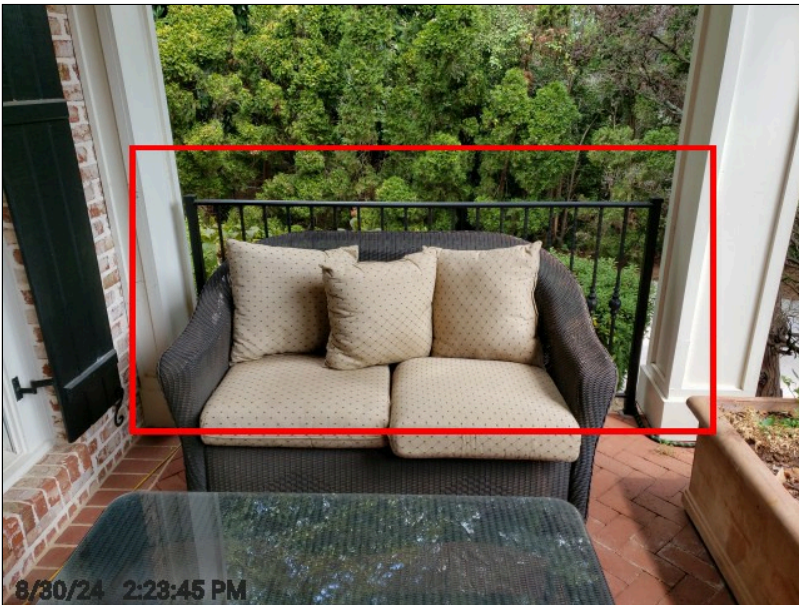
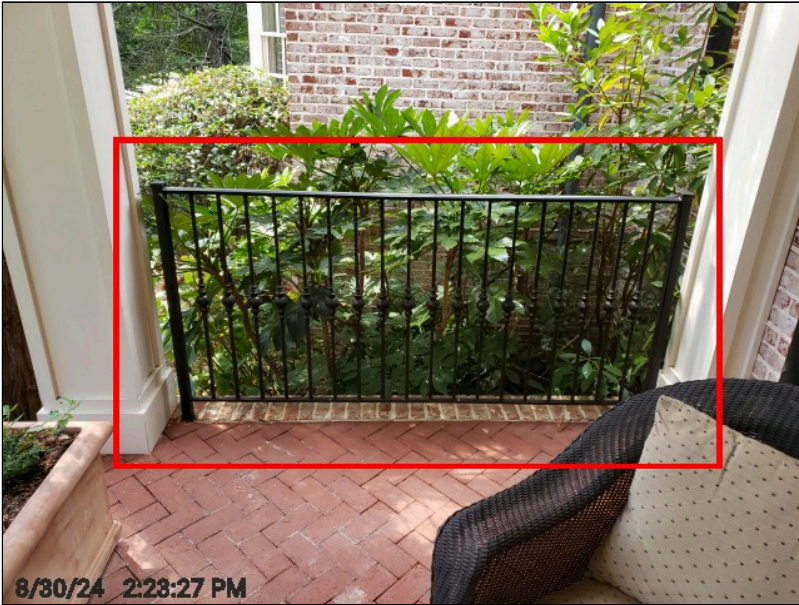


11.5 Steps

Comments: Inspected, Repair or Replace

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- (1) The guard rail on the front porch is loose. A qualified contractor needs to tighten guard rail.



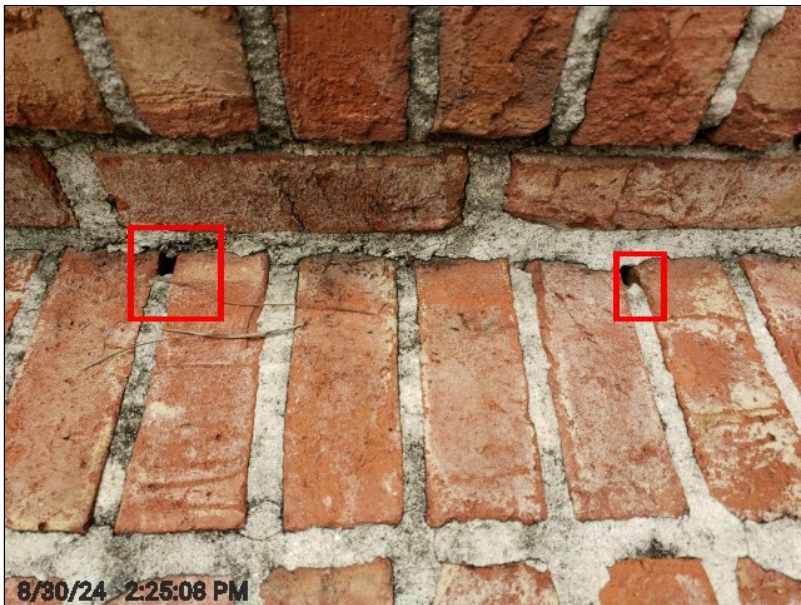
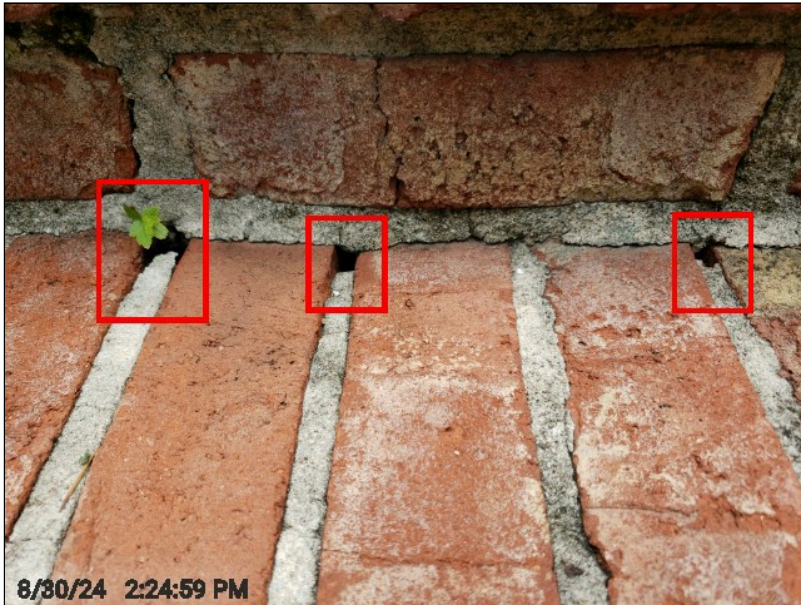
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- 🏠 (2) Guard rail and balusters are not installed on front porch. Landings over 30" above the grade and 4 or more steps should have guard rails 34"-36" in height and balusters spaced 4" on flat surfaces and 4 3/8" on steps. This is a safety. A qualified contractor needs to install a guard rail and balusters.



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- 🏠 (3) Mortar joints have cracked on the steps. A qualified contractor needs to seal cracked mortar joints with mortar to match existing.



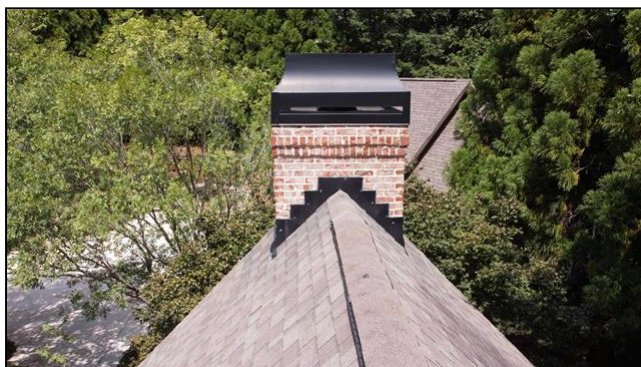
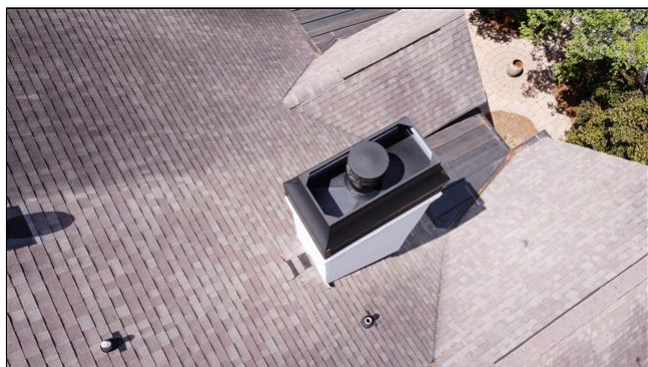
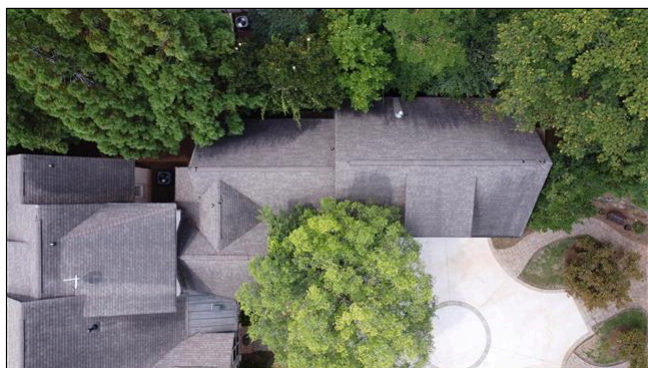
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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Roofing, Gutters, Fireplace

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:

Asphalt Composition Shingles

Viewed roof

covering from:

- Ground
- Window
- Drone

Approximate age of roof:

Approximate life expectancy of dimensional shingles is 22 to 25 years
20 years

Chimney type:

Prefabricated metal chimney chase enclosed by wood framing

Fireplace type:

- Factory built
- Gas logs natural draft

Number of fireplaces:

Two

Items

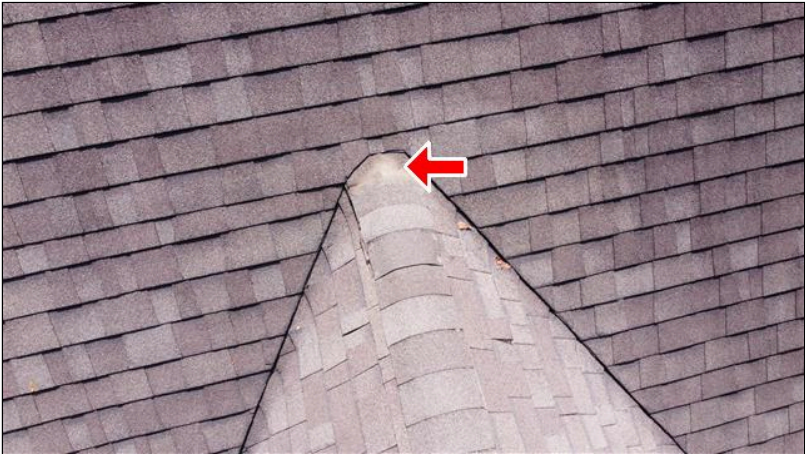
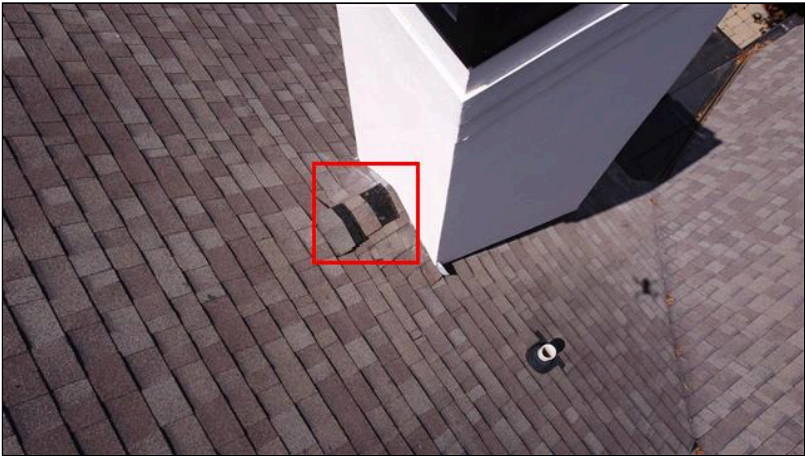
12.0 Roof Coverings

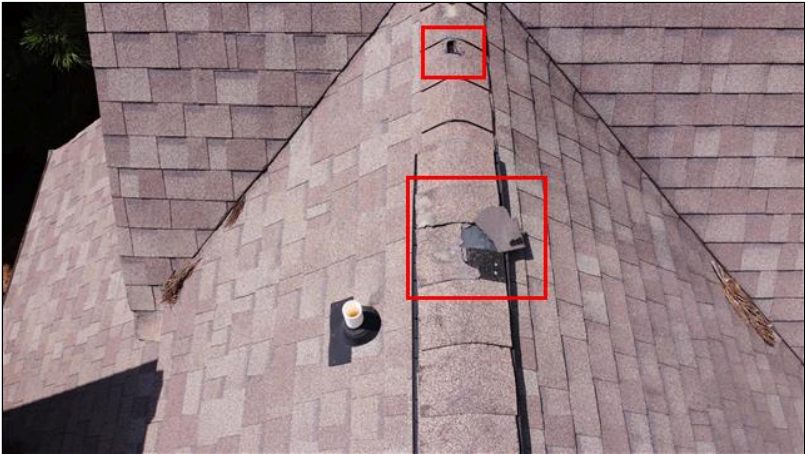
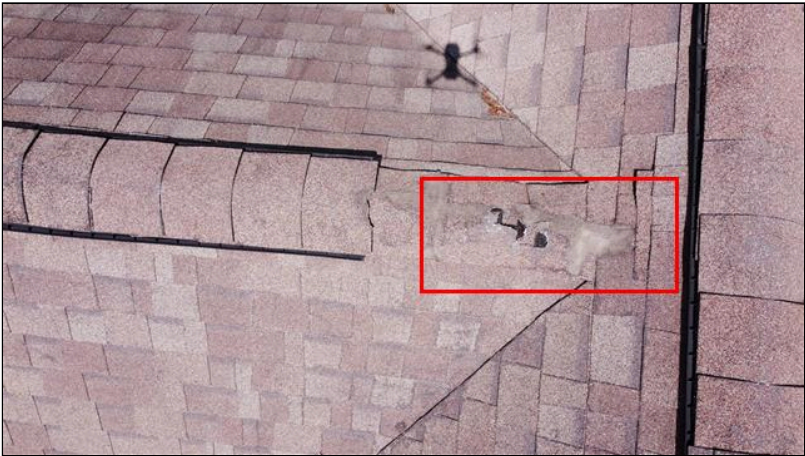
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Comments: Inspected, Repair or Replace

- 🏠 (1) The roof is at or beyond the normal life expectancy. A qualified roofer needs to inspect the roof. See following tabs for issues observed. Future replacement should be anticipated. The inspector makes no warranties or guarantees as to how long the roof will last.
- 🏠 (2) There are cracked ridge shingles on the roof. Holes in roof are visible at some of the cracked ridge shingles. Picture(s) are examples. A qualified roofer needs to repair and replace cracked shingles.








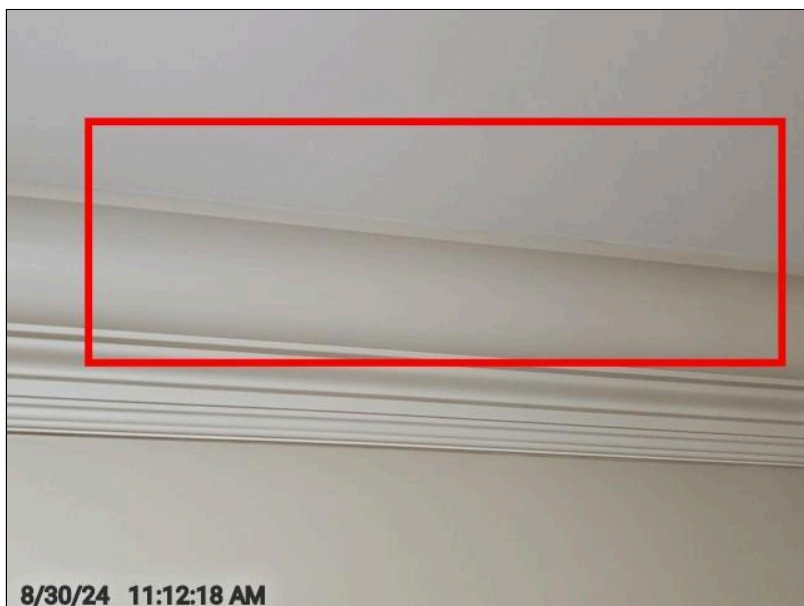



 (3) The roof needs to be cleaned off.



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-  (4) Water stains from a past roof leaks were observed. A qualified roofer needs to inspect roof and verify permanent repairs were made. Location(s): main level bath above door



-  (5) Roof over garage. A qualified roofer needs to repair or replace shingles.

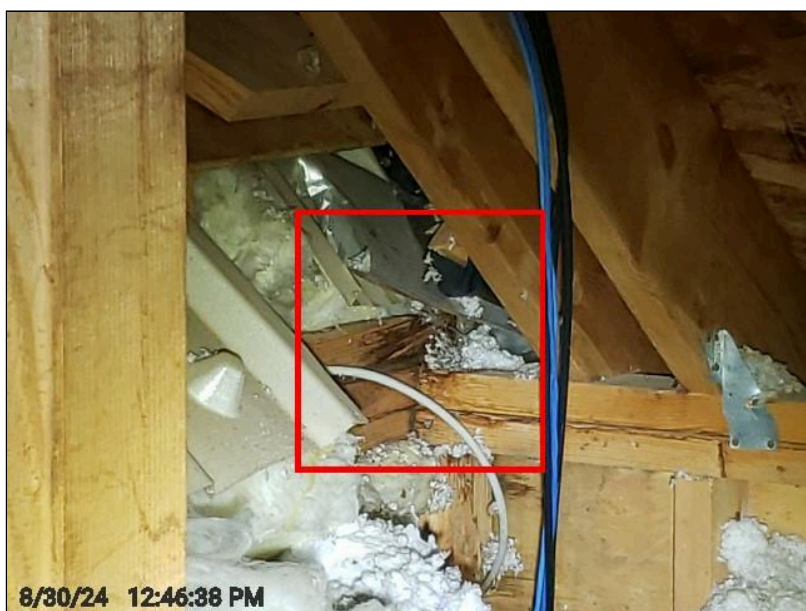




12.1 Flashing

Comments: Inspected, Repair or Replace

- Water stains from a past leak at the valley flashing observed in the attached garage attic. The flashing does not appear to extend past the corner. A qualified roofing contractor needs to repair.





12.2 Roof Penetrations

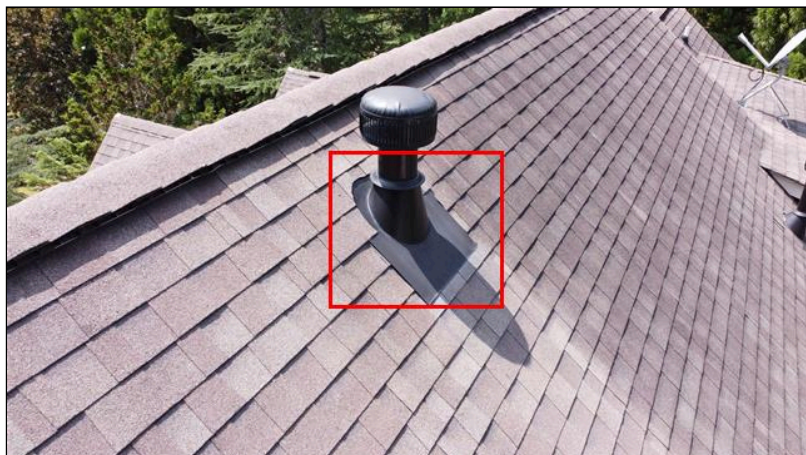
Comments: Inspected, Repair or Replace

- 🏠 (1) Water stains from past roof leak at furnace vent flashing in the upstairs mechanical closet. A qualified roofer needs to verify repairs have been made to stop leaks. Location(s): furnace vent flashing

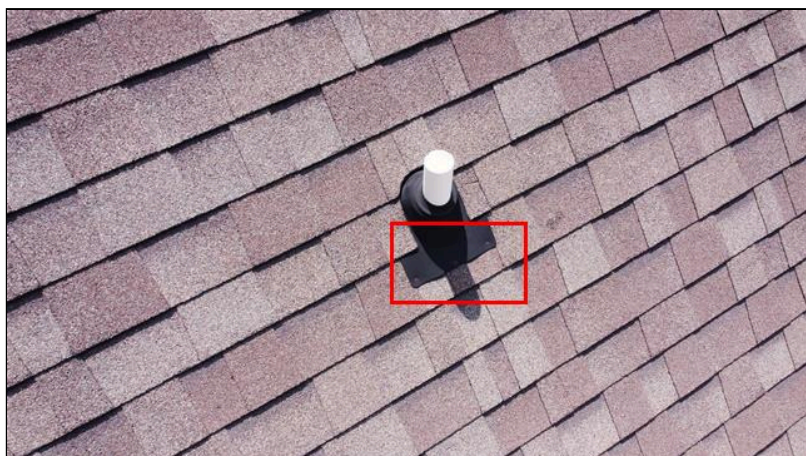


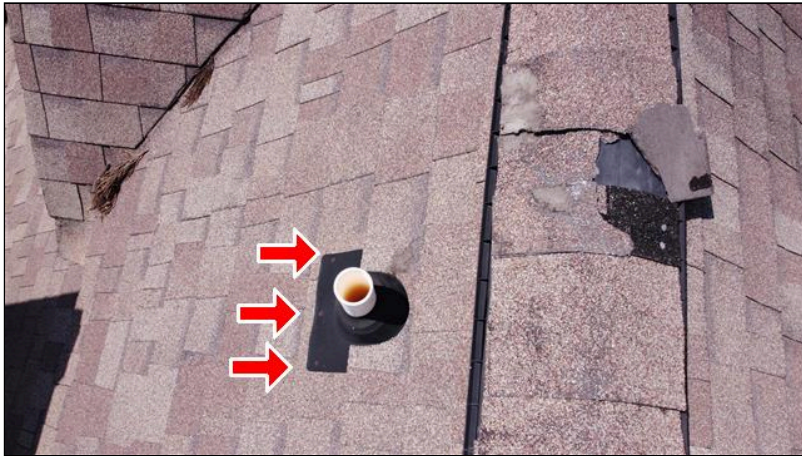
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- 🏠 (2) Vent flashing is installed on top of roofing and will eventually leak. Top and side edges should be inserted under the roofing material with the bottom edge exposed. A qualified roofer needs to repair. Location(s): furnace vent flashing

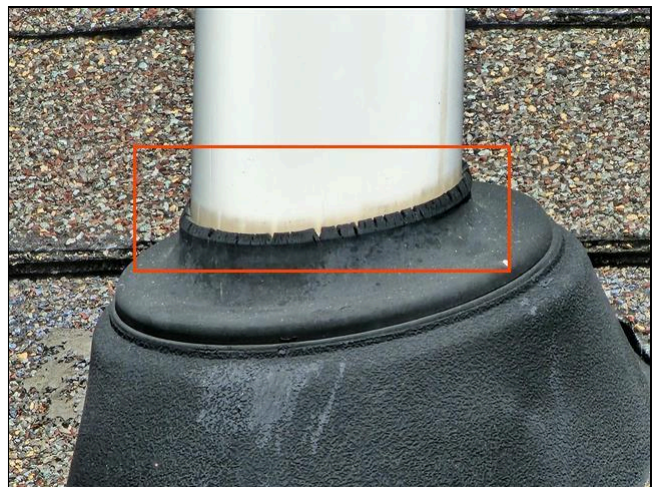
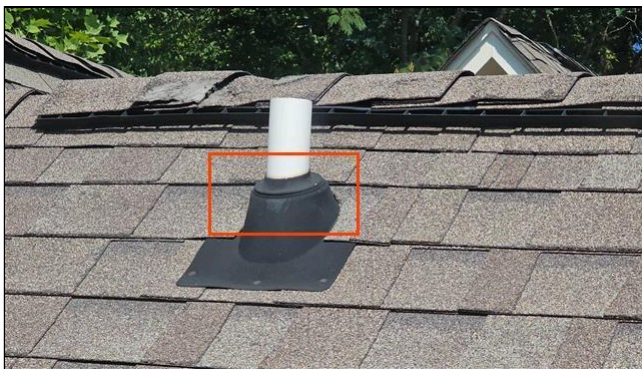


- 🏠 (3) Nail heads on the vent flashings are not sealed. All exposed nail heads should be sealed with a roofing sealant. A qualified roofer needs to repair. Location(s): plumbing boot





 (4) Cracked plumbing boot flashings observed. Plumbing boot flashings last about 10 to 12 years on average. A qualified roofer should inspect all boots and replace boots that are cracked. Location(s): roof over garage



12.3 Gutter Drainage Systems

Comments: Inspected, Repair or Replace

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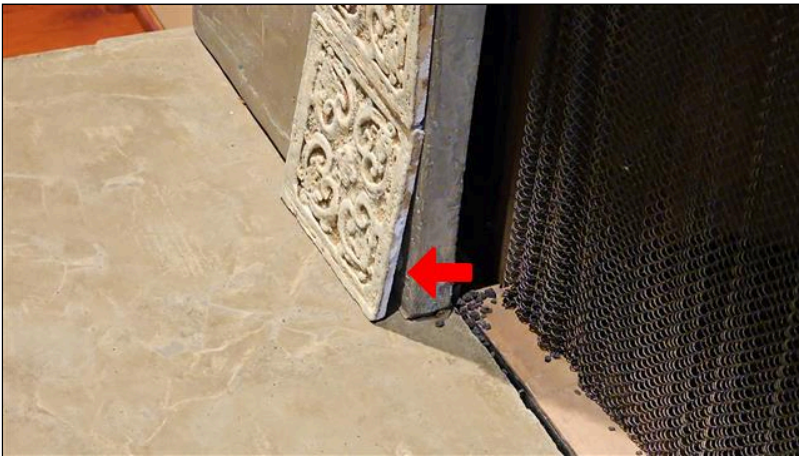
- 🏠 The buried drain line has pulled loose from downspout. The buried drain line should be re-connected to the downspout and attached to downspout with short galvanized screws or rivets. A qualified contractor needs to repair. Location(s): left side of the house



12.4 Chimney and Fireplace

Comments: Inspected, Repair or Replace

- 🏠 (1) The loose tile at the family room fireplace surround needs to be reset.



- (2) The family room gas logs were operational at the time of the inspection.



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- 🏠 (3) The fuel source for the fireplace is gas logs. The damper on the primary bedroom fireplace needs to be locked in the full open position for ventilation when burning gas logs. This is a safety issue. A qualified contractor needs to lock vent in full open position.



- 🏠 (4) The key for the gas valve was not long enough to test the fireplace in primary bedroom.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Pest, Termite, and Wildlife

Items

13.0 Pest, Termite, and Wildlife Concerns

Comments: Not Inspected, Repair or Replace

- 🏠 (1) Your home inspection does not include a pest, termite, or wildlife inspection. These inspections are outside the scope of ASHI standards and practices. Any comments or lack thereof in the report are not a part of an in depth inspection. We are not licensed in Georgia or trained as pest, termite, or wildlife inspectors. We recommend with any real estate transaction that you have a pest, termite, and wildlife inspection by a State of Georgia licensed contractor.
- 🏠 (2) There is evidence of bugs inside the structure. A licensed pest control company needs to evaluate further and treat as needed. Picture is example. Location(s): upstairs mechanical closet



- 🏠 (3) There is evidence of wildlife inside the structure. A licensed wildlife company needs to evaluate further and treat as needed. All droppings need to be removed and area sanitized. Any insulation that is soiled needs to be removed and replaced with R-38 loose fill. Picture is example. Location(s): attached garage attic, detached garage attic, and signs of rodent exclusion on the exterior







General Summary

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**1499 Sylvan Circle
Brookhaven, GA 30319
770-572-2808**

Customer


Address
4567 Main St
GA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Built-In Kitchen Appliances


1.2 Exhaust Vent

Inspected, Repair or Replace

 The exhaust vent did not start. A qualified contractor needs to put exhaust vent in working order or replace exhaust vent.


1.4 Dishwasher

Inspected, Repair or Replace

 The dishwasher did not start at the time of the inspection. A qualified contractor needs to put the dishwasher in working order or replace dishwasher. Location(s): man cave

1.6 Garbage Disposal


Inspected, Repair or Replace

 The disposal does not work. A licensed plumbing contractor needs to repair or replace the disposal.

2. Plumbing Systems


2.0 Kitchen Sink Fixture(s)

Inspected, Repair or Replace



 The instant hot water at the kitchen sink was not working. A qualified contractor needs to put the instant hot water and working order or replace as needed.

2.5 Lavatory Drain Stop And Drain Assembly

Inspected, Repair or Replace


 (1) The sink drain stopper is disconnected from the drain assembly. A licensed plumbing contractor needs to connect drain stopper. Location(s): main level bath, primary bath

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-  (2) The sink drain stopper will not close. A licensed plumbing contractor needs to repair. Location(s): primary bath (right sink)
-  (3) The sink is slow draining. A licensed plumbing contractor needs to put sink drain in working order. Location(s): right and left private bath


2.7 Tubs and Showers

Inspected, Repair or Replace

-  The showerhead leaks at connections. Tighten showerhead or replace showerhead. Location(s): right private bath

2.8 Whirlpool Tub

Inspected, Repair or Replace

-  (3) There is no access to the whirlpool circulation pump. The circulation pump and its components were not inspected. An opening 12 inches by 12 inches should be installed to provide access to the circulation pump. Usually access can be made through the end of a cabinet at opposite end of the tub drain or from access made through a wall at opposite end of the tub drain. A door or panel should be provided to close the opening. A qualified contractor needs to repair.

2.10 Laundry Sink




Inspected, Repair or Replace

-  The laundry sink fixture leaks. A licensed plumbing contractor needs to repair.

3. Plumbing Components


3.0 Water Heater

Inspected, Repair or Replace

-  (1) The water heaters are at or beyond average life expectancy of 10 to 12 years. Future replacement should be anticipated. Recommend putting a water detection device near the water heaters to alert you in the event there is a leak. The inspector makes no warranties or guarantees as to how long the water heaters or any components of the water heaters will last. Location(s): all water heaters
-  (2) Flame roll out was observed. Flame roll-out is an indicator of water heater failure. Roll-out can also be caused by a damaged or improper vent, insufficient combustion air, or a defective burner. A licensed plumbing contractor needs to repair or replace water heater. Location(s): basement
-  (4) The hot water recirculating pump housing is cracked. A licensed plumbing contractor needs to replace the recirculating pump. Location(s): basement




3.4 Drain, Waste, and Vent Systems

Inspected, Repair or Replace

-  The plumbing in the man cave is not vented through the roof to the exterior. The plumbing system vents into the attic through an air admittance valve. There should be at least one plumbing fixture vented through the roof. A licensed plumbing contractor needs to repair.

3.6 Exterior Faucets

Inspected, Repair or Replace

-  (1) The hose bibb leaks when water is activated. A licensed plumbing contractor needs to repair. Location(s): by attached garage
-  (2) The hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed. Location(s): by back porch
-  (3) The hose bibb near the well is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed.

3.7 Location Of Main Water Shut Off Valve

Inspected, Repair or Replace



-  (3) Check with the seller to see if the cutoff valve in the bath cabinet in the man cave is the main cut

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off for the man cave.

3.9 Well And Well Equipment



Not Inspected, Repair or Replace

-  (1) The well equipment needs to be inspected and tested by a qualified contractor.
-  (2) The lid on the well needs to be replaced with a metal lid locks for safety.

4. Electrical Systems


4.0 Connected Devices (Not every receptacle is tested)

Inspected, Repair or Replace

-  (1) Loose receptacles observed. Receptacles should be securely fastened in place. The top and bottom phalange of the receptacles should be secured to the outlet box. A qualified contractor needs to tighten receptacles. Location(s): upstairs bedrooms
-  (2) Receptacle wired with open ground connection. A licensed electrician needs to repair. Location(s): bonus room




4.1 Connected Devices (light switches)

Inspected, Repair or Replace

-  I could not identify the fixture that the switch turns on. Check with the seller for identification. Location(s): garage


4.3 Connected Fixtures (interior light fixtures)

Inspected, Repair or Replace

-  (1) Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): basement, attached garage attic
-  (2) Recess light(s) did not turn on. Replace bulb and verify operation of recess light fixture. In the event the recess light fixture does not work, a licensed electrician needs to repair. Location(s): bonus room
-  (3) Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): man cave


4.5 Connected Fixtures (ceiling fans)

Inspected, Repair or Replace

-  Ceiling fan did not turn on. The pull cord mechanism appears to be broken. A licensed electrician needs to put fan in working order. Location(s): back left bedroom

4.7 Smoke Detectors

Inspected, Repair or Replace

-  The installed smoke detectors and/or combination smoke/carbon monoxide detectors are older and need to be replaced. There should be one smoke detector in each bedroom, one combination smoke and carbon monoxide detector in the hall outside of the bedrooms, and one on each floor of the house including basements and habitable attics. A licensed electrician needs to install smoke detectors and carbon monoxide detectors.

The purchaser needs to test all smoke and carbon monoxide detectors for operation prior to someone sleeping in the house. Batteries need to be replaced every 6 months. Smoke and carbon monoxide detectors tested every month. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.


4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

Inspected, Repair or Replace

-  (1) The dehumidifier is powered by an extension cord. This is a safety issue. A licensed electrician






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needs to add a receptacle at the dehumidifier.

-  (2) Several light fixtures are wired with extension cords. This is a safety issue. A licensed electrician needs to hard wire the light fixtures. Location(s): crawlspace

4.9 Distribution Panel Box And Disconnect Boxes





Inspected, Repair or Replace

-  (1) Per manufacturers specs on the condensing units, the maximum size breakers permitted are 30 AMPS. The breakers in the panel are 45 AMPS. A licensed electrician needs to install correct size breaker.
-  (2) Three of the distribution panels are bonded. Electrical panels should be bonded at the closest point to the main disconnect breaker. The main disconnect breaker is on the exterior. A licensed electrician needs to repair. Location(s): basement and detached garage
-  (3) Testing generators and generator electrical equipment is outside the scope of a home inspection. The generator and electrical equipment were not tested by the home inspector. A licensed electrician needs to test the generator and inspect equipment. Repairs made if needed.
-  (4) Panel fronts are missing on the disconnect boxes at the water heater and condensing units. This is a safety issue. A licensed electrician needs to add panel front.
-  (5) There is a gap between the panel cover and the breakers. There should be no gaps between the panel cover and breakers that could allow foreign objects to be put into the panel. This is a safety issue. A licensed electrician needs to repair. Location(s): panel in detached garage

5. Heating and Air Conditioning


5.0 Heating Equipment

Inspected, Repair or Replace

-  (1) The upstairs furnace was operational. Underlying issues can still exist with an operating system. A licensed heating and air contractor should do annual service based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the heating equipment will last.
-  (2) The open ceiling above the furnace needs to be draft stopped to prevent a fire from spreading into the attic. A qualified contractor needs to draft stop the ceiling with fire rated foam. Location(s): upstairs mechanical closet
-  (3) Three of the furnaces (2003) are at or beyond average life expectancy. The furnaces did start at the time of the inspection. The furnaces must be safety checked and the heat exchangers checked for cracks. A licensed heating and air contractor needs to inspect further and repair or replace as needed. Location(s): primary bedroom furnace, main level furnace, garage furnace
-  (4) The heat pump (2003) was not tested. The outside air temperature has been greater than 65 degrees. Operating the heat pump condensing unit when the outside air temperature has been greater than 65 degrees can damage the equipment. A licensed heating and air contractor needs to service the system when temperatures permit.



5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

Inspected, Repair or Replace

-  The gas pipe is not protected from corrosion. Exterior gas piping should be protected from corrosion with corrosion resistant paint. A qualified contractor needs to paint the gas pipe with corrosion resistant paint. Location(s): generator






5.3 Location Of Filters

Inspected, Repair or Replace

-  (2) Electronic air filters are installed on the 2 air handlers in the basement. If the electronic air filters have not been serviced and/or cleaned/replaced in the past year, a licensed heating and air contractor needs to service and/or clean/replace the filters.
-  (3) The seller had the power turned off to the electronic air cleaner at the time of the inspection. A licensed heating and air contractor needs to put the electronic air cleaner in normal working order. Location(s): basement



5.4 Furnace Vent Pipe

Inspected, Repair or Replace

-  (1) White powder was observed on the furnace vent pipe. This is a sign of an incomplete venting of toxic combustion gases or back drafting. This is a safety issue. A licensed heating and air contractor needs to inspect further and repair. Location(s): attic and basement
-  (2) Furnace vent pipe should have a one inch clearance from combustible materials. This is a safety issue. A licensed heating and air contractor needs to provide a one inch clearance from insulation and wood. Location(s): attic and basement
-  (3) Single wall vent pipe is venting the furnace. Most manufacturers recommend the vent to be double wall vent pipe. All single wall pipe should be replaced on the furnace with double wall vent pipe. A licensed heating and air contractor needs to repair. Location(s): upstairs furnace
-  (4) The furnace vent pipe twist lock connections are loose/coming apart. This is a carbon monoxide safety issue. All of the twist lock connections on the furnace vent pipe from the basement to the roof need to be checked and secured as needed. A licensed heating and air contractor needs to repair. Location(s): basement
-  (5) Rusted/deteriorated furnace vent pipe was observed. This is a safety issue. A licensed heating and air contractor needs to inspect further and replace all compromised vent pipe. Location(s): garage attic






5.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

-  (1) There are dehumidifiers installed in the crawlspace. The Inspector does not evaluate dehumidifiers. The dehumidifiers need to be serviced by a licensed heating and air contractor.
-  (2) Buzzing noise upstairs air handler. A licensed heating and air contractor needs to inspect further and repair.

5.6 Cooling And Air Handler Equipment





Inspected, Repair or Replace

-  (2) The main level air conditioning was operational. The supply air temperature was 56 degrees and the return air temperature was 71 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
-  (3) The master bedroom air conditioning was operational. The supply air temperature was 55 degrees and the return air temperature was 71 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
-  (4) The upstairs air conditioning was operational. The supply air temperature was 55 degrees and the return air temperature was 69 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
-  (5) The bonus room air conditioning was operational. The supply air temperature was 52 degrees and the return air temperature was 68 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
-  (6) The man cave air conditioning was operational. The supply air temperature was 61 degrees and the return air temperature was 76 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

5.7 Condensation Drain Lines And Overflow Pan


Inspected, Repair or Replace

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-  (1) The condensation drain line in the crawl space leaks. A licensed heating and air contractor needs to repair the leak.
-  (2) There is corrosion in the overflow pan in the crawl space. Usually this is a sign of a blocked condensation drain or dehumidifier issues. A licensed heating and air contractor needs to inspect further and make repairs as needed.
-  (3) The condensation drain line does not have a gravitational flow to the exterior in the attic. The drain line lays flat without slope in pipe. The pipe should have a 1% slope to prevent backup. A licensed heating and air contractor needs to repair. Location(s): attached garage attic
-  (4) The auxiliary condensation drain line is disconnected in the attic. A licensed heating and air contractor needs to re-connect auxiliary condensation drain line. Location(s): detached garage attic

5.8 Supply And Return Air Plenum


Inspected, Repair or Replace

-  There is a hole in the supply air plenum. Heating and cooling loss can be expected where there is a hole in the supply plenum. Location(s): Location(s): upstairs mechanical closet

6. Interiors


6.0 Doors and Door Locks

Inspected, Repair or Replace

-  The paint is peeling on the door into the right private bath.


6.1 Windows

Inspected, Repair or Replace

-  Insulation seal has failed on window. A qualified contractor needs to replace failed glass. Location(s): family room, primary bedroom, right private bath, man cave


6.2 Steps, Stairways, Balconies, And Railings

Inspected, Repair or Replace

-  The under side of the stairs is not enclosed for draft stopping. Enclosed accessible space under stairs should have walls, under stair surface, and any soffits protected on the enclosed side with 1/2 inch gypsum board. A qualified contractor needs to repair.

6.3 Counters And A Representative Number Of Cabinets

Inspected, Repair or Replace

-  Middle drawer to the left of the kitchen sink does not stay closed. It qualified contractor needs to adjust the drawer.


6.4 Bathroom Caulking and Tile

Inspected, Repair or Replace

-  Loose tile needs to be reset. A qualified contractor needs to repair. Location(s): private bath (front right bedroom)


6.5 Ceilings, Walls, And Floors

Inspected, Repair or Replace

-  Squeaking floors were noted. A qualified contractor needs to evaluate further and make needed repairs to stop floor from squeaking (refer to comment 9.3.1 and 9.3.2). Location(s): primary bedroom

6.7 Potential Plumbing Leaks



Inspected, Repair or Replace

-  Water stains observed. Check with seller about knowledge of past leak and any repairs. A licensed plumbing contractor should inspect further and verify permanent repairs were made. Location(s): right side of crawlspace under master bath

7. Garage


7.0 Garage Door Operator

Inspected, Repair or Replace

-  (1) The garage door operator did not auto reverse the garage door when met with resistance. A qualified garage door contractor needs to repair. Location(s): left garage door and right garage door
-  (2) The garage door operator is noisy. A qualified contractor needs to repair or replace. Location(s): right garage door

7.3 Garage Walls And Ceiling


Inspected, Repair or Replace

-  There are settlement/shrinkage cracks in the sheetrock tape joints in the man cave. The cracks appear to be typical of settlement and shrinkage.

8. Insulation And Ventilation


8.1 Laundry Venting System

Inspected, Repair or Replace

-  The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.

8.4 Insulation Under Floor System and Exposed Walls


Inspected, Not Present, Repair or Replace

-  Replace insulation that is falling out of the rafter in the left attic access

9. Structural Components

9.0 Foundation, Basements And Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

-  Past water leak was observed where drain/waste line penetrates foundation wall. Check with seller about knowledge of past repairs.

9.3 Floors (Structural)




Inspected, Repair or Replace

-  (1) The joist hangers supporting the floor joist in the crawlspace under primary bedroom are not nailed at all eyelets. This could be why the floor squeaks in the primary bedroom. A qualified contractor needs to add additional nails on all joist hangers as needed and remove all bent nails that are not approved joist hanger nails. Pictures shown are examples.
-  (2) A lot of the nails attaching the joist hangers to the ledger are not galvanized nails. The nails are rusting. The bent nails are the wrong size nail. All rusted nails need to be replaced to prevent joist failure. All nails need to be galvanized Simpson joist hanger nails. A qualified contractor needs to repair. Location(s): crawlspace under primary bedroom

10. Grounds

10.0 Driveways


Inspected, Repair or Replace

-  (1) The seller needs to demonstrate normal operation of the gate on the driveway.
-  (2) All cracks in the driveway need to be sealed with a concrete sealant.
-  (3) The drain in the driveway needs to be cleaned out.

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10.1 Walkways

Inspected, Repair or Replace

-  Loose stone on the sidewalk need to be reset. A qualified contractor needs to repair.



10.3 Grading and Drainage

Inspected, Repair or Replace

-  (1) The grading generally does not provide positive drainage away from the foundation. There should be 6" of fall in the first 10' away from the foundation. A qualified contractor needs to evaluate further and repair. Location(s): left side and back of the house
-  (2) Water appears to pool after rain. Some additional dirt, light grading, and yard drain boxes may be needed to drain the water off of the lot if water stands for more than 48 hours. Location(s): left side of the house
-  (3) The depression in the backyard needs to be filled with dirt. The depression could be from decaying construction trash. A qualified contractor needs to fill depression with dirt.


10.4 Vegetation And Trees (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

-  (1) Tree limbs that are in contact with the roof or hanging over the roof need to be trimmed at least 5 feet away from the house.
-  (2) Shrubs are too close to the house. Shrubs retain moisture on the exterior wall surfaces. Recommend maintaining a 12-18" clearance away from the house.

10.5 Lawn Sprinkler System


Not Inspected

-  The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. Per seller disclosure, there are some broken heads. A qualified contractor needs to replace broken heads, leak checked, and test the system. Repairs made if needed.

11. Exterior



11.1 Siding And Siding Related Trim

Inspected, Repair or Replace

-  Rotten trim was observed on column with flag attached. A qualified contractor needs to replace all rotten trim and paint to match existing.



11.2 Brick, Stone, Stucco, Or Rock

Inspected, Repair or Replace

-  (1) Mortar and brick cracks were observed. A qualified contractor needs to point cracks. Location(s): left side of the house
-  (2) The form board on the back of the man cave needs to be removed. This is potential food for termites.



11.4 Windows

Inspected, Repair or Replace


-  (1) The windows need to be painted where paint is failing. Pictures shown are examples. A qualified contractor needs to paint windows. Location(s): front of the house
-  (2) Rotten trim observed on window. A qualified contractor needs to replace rotten trim. Location(s): front of the house

11.5 Steps

Inspected, Repair or Replace

-  (1) The guard rail on the front porch is loose. A qualified contractor needs to tighten guard rail.
-  (2) Guard rail and balusters are not installed on front porch. Landings over 30" above the grade and 4 or more steps should have guard rails 34"-36" in height and balusters spaced 4" on flat surfaces and 4 3/8" on steps. This is a safety. A qualified contractor needs to install a guard rail and balusters.






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-  (3) Mortar joints have cracked on the steps. A qualified contractor needs to seal cracked mortar joints with mortar to match existing.

12. Roofing, Gutters, Fireplace


12.0 Roof Coverings

Inspected, Repair or Replace

-  (1) The roof is at or beyond the normal life expectancy. A qualified roofer needs to inspect the roof. See following tabs for issues observed. Future replacement should be anticipated. The inspector makes no warranties or guarantees as to how long the roof will last.
-  (2) There are cracked ridge shingles on the roof. Holes in roof are visible at some of the cracked ridge shingles. Picture(s) are examples. A qualified roofer needs to repair and replace cracked shingles.
-  (3) The roof needs to be cleaned off.
-  (4) Water stains from a past roof leaks were observed. A qualified roofer needs to inspect roof and verify permanent repairs were made. Location(s): main level bath above door
-  (5) Roof over garage. A qualified roofer needs to repair or replace shingles.





12.1 Flashing

Inspected, Repair or Replace

-  Water stains from a past leak at the valley flashing observed in the attached garage attic. The flashing does not appear to extend past the corner. A qualified roofing contractor needs to repair.


12.2 Roof Penetrations

Inspected, Repair or Replace

-  (1) Water stains from past roof leak at furnace vent flashing in the upstairs mechanical closet. A qualified roofer needs to verify repairs have been made to stop leaks. Location(s): furnace vent flashing
-  (2) Vent flashing is installed on top of roofing and will eventually leak. Top and side edges should be inserted under the roofing material with the bottom edge exposed. A qualified roofer needs to repair. Location(s): furnace vent flashing
-  (3) Nail heads on the vent flashings are not sealed. All exposed nail heads should be sealed with a roofing sealant. A qualified roofer needs to repair. Location(s): plumbing boot
-  (4) Cracked plumbing boot flashings observed. Plumbing boot flashings last about 10 to 12 years on average. A qualified roofer should inspect all boots and replace boots that are cracked. Location(s): roof over garage




12.3 Gutter Drainage Systems

Inspected, Repair or Replace

-  The buried drain line has pulled loose from downspout. The buried drain line should be re-connected to the downspout and attached to downspout with short galvanized screws or rivets. A qualified contractor needs to repair. Location(s): left side of the house

12.4 Chimney and Fireplace

Inspected, Repair or Replace




-  (1) The loose tile at the family room fireplace surround needs to be reset.
-  (3) The fuel source for the fireplace is gas logs. The damper on the primary bedroom fireplace needs to be locked in the full open position for ventilation when burning gas logs. This is a safety issue. A qualified contractor needs to lock vent in full open position.
-  (4) The key for the gas valve was not long enough to test the fireplace in primary bedroom.

13. Pest, Termite, and Wildlife

13.0 Pest, Termite, and Wildlife Concerns

Not Inspected, Repair or Replace

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-  (1) Your home inspection does not include a pest, termite, or wildlife inspection. These inspections are outside the scope of ASHI standards and practices. Any comments or lack thereof in the report are not a part of an in depth inspection. We are not licensed in Georgia or trained as pest, termite, or wildlife inspectors. We recommend with any real estate transaction that you have a pest, termite, and wildlife inspection by a State of Georgia licensed contractor.
-  (2) There is evidence of bugs inside the structure. A licensed pest control company needs to evaluate further and treat as needed. Picture is example. Location(s): upstairs mechanical closet
-  (3) There is evidence of wildlife inside the structure. A licensed wildlife company needs to evaluate further and treat as needed. All droppings need to be removed and area sanitized. Any insulation that is soiled needs to be removed and replaced with R-38 loose fill. Picture is example. Location(s): attached garage attic, detached garage attic, and signs of rodent exclusion on the exterior

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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