

Inspection Report

Property Address:

5678 Main St

GA



Marion Hodges Home Inspection Services

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

Table of Contents

Cover Page.....	1
Table of Contents	2
Intro Page.....	3
1 Built-In Kitchen Appliances.....	4
2 Plumbing Systems.....	8
3 Plumbing Components	16
4 Electrical Systems	24
5 Heating and Air Conditioning	33
6 Interiors.....	50
7 Garage	68
8 Insulation And Ventilation	71
9 Decks And Porches.....	74
10 Structural Components	79
11 Grounds	81
12 Exterior	86
13 Roofing, Gutters, Fireplace	105
14 Pest, Termite, and Wildlife	113
General Summary	116
Back Page	126

Marion Hodges Home Inspection Services

General Info

Property Address

5678 Main St
GA

Date of Inspection

Invalid DateTime

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

09:00 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

Type of building:

Single Family (2 story)

Approximate year built:

1998

Temperature:

90 to 95 degrees

Weather:

Clear

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

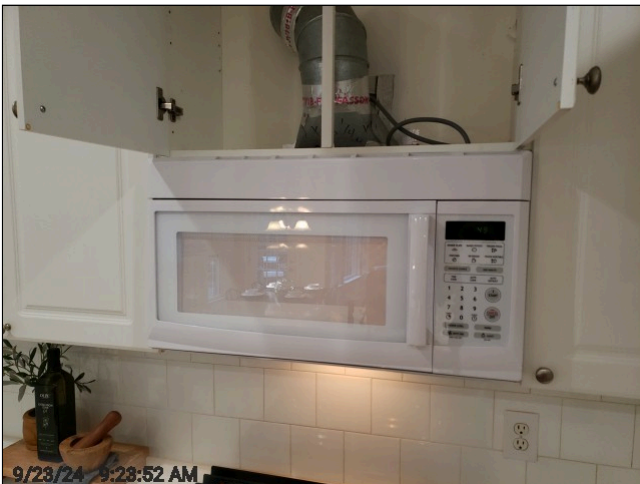
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed 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.



Refrigerator with Ice Maker



Refrigerator with Ice Maker



Microwave



Microwave Temperature



Ovens



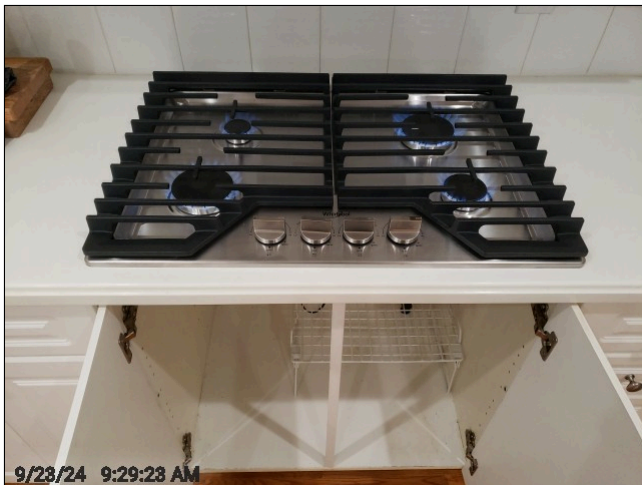
Lower Oven Temperature



Upper Oven Temperature



Disposal



Surface Unit



Dishwasher

Styles & Materials

Surface Unit Manufacturer:

Whirlpool

Oven Manufacturer:

General Electric

Microwave Manufacturer:

Magic Chef

Dishwasher Manufacturer:

Whirlpool

Refrigerator Manufacturer:

General Electric

Items

1.0 Surface Unit

Comments: Inspected

1.1 Oven

Comments: Inspected

1.2 Exhaust Vent

Comments: Inspected

1.3 Microwave Oven

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 The microwave is not securely fastened to the cabinet. The microwave moves when opening and closing the door. A qualified contractor needs to secure the microwave to the cabinet.



1.4 Dishwasher

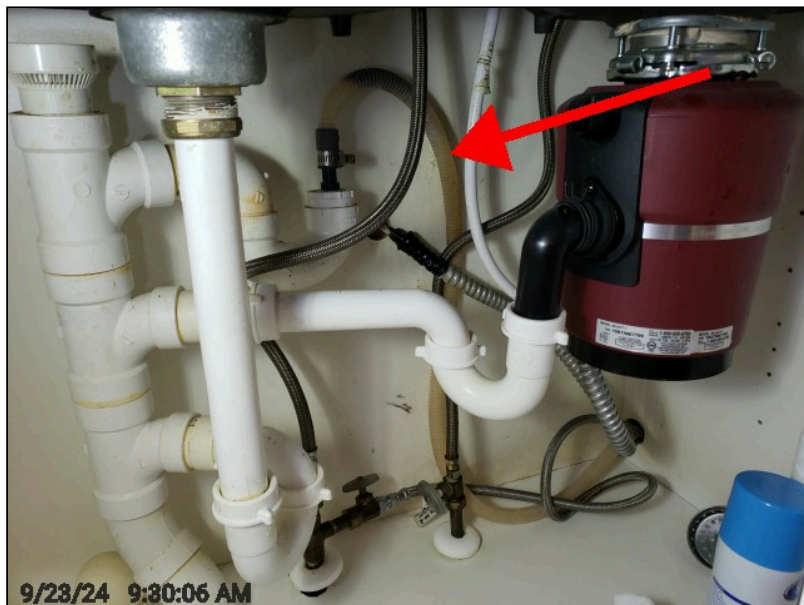
Comments: Inspected, Repair or Replace

- 🏠 (1) The dishwasher is loose where attached to the underside of the kitchen countertop. A qualified contractor needs to secure the dishwasher.



Marion Hodges Home Inspection Services

- 🏠 (2) The dishwasher waste line should rise and be securely fastened to the upper side of the counter before connecting to the sink drain or disposal. This will prevent backflow into the dishwasher. A licensed plumbing contractor needs to repair.



1.5 Refrigerator

Comments: Inspected

1.6 Garbage Disposal

Comments: Inspected

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

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

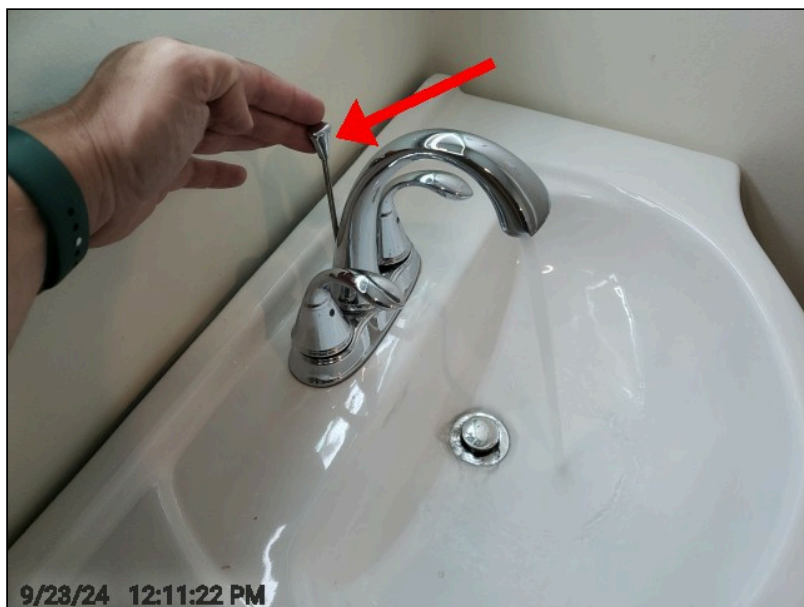
Comments: Inspected

2.5 Lavatory Drain Stop And Drain Assembly

Comments: Inspected, Repair or Replace

🏠 (1) The sink drain stopper does not hold water. A licensed plumbing contractor needs to repair. Location(s): primary bath (left sink)

🏠 (2) The sink drain stopper rod is disconnected from the drain assembly. A licensed plumbing contractor needs to connect stopper rod. Location(s): basement bath



2.6 Toilets

Comments: Inspected, Repair or Replace

🏠 (1) The toilet will not stop running. A licensed plumbing contractor needs to repair. Location(s): primary bath

🏠 (2) The handle on the toilet has to be held for the toilet to flush. A licensed plumbing contractor needs to repair. Location(s): shared bath

2.7 Tubs and Showers

Comments: Inspected, Repair or Replace

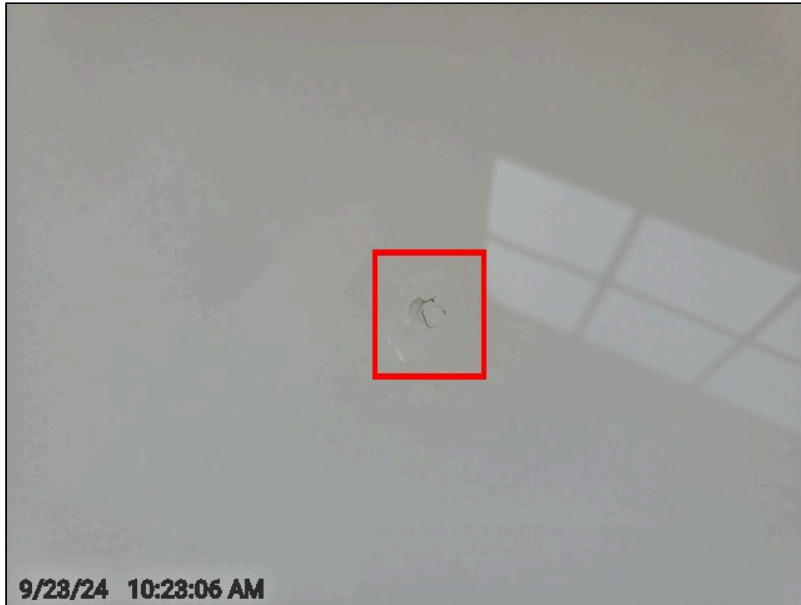
Marion Hodges Home Inspection Services

- 🏠 (1) The tub spigot should be caulked to the wall surface to prevent water from entering wall cavity. A qualified contractor needs to repair. Location(s): main level bath, shared bath



Marion Hodges Home Inspection Services

- 🏠 (2) The tub is chipped/cracked. A qualified contractor needs to repair. Location(s): primary bath, shared bath

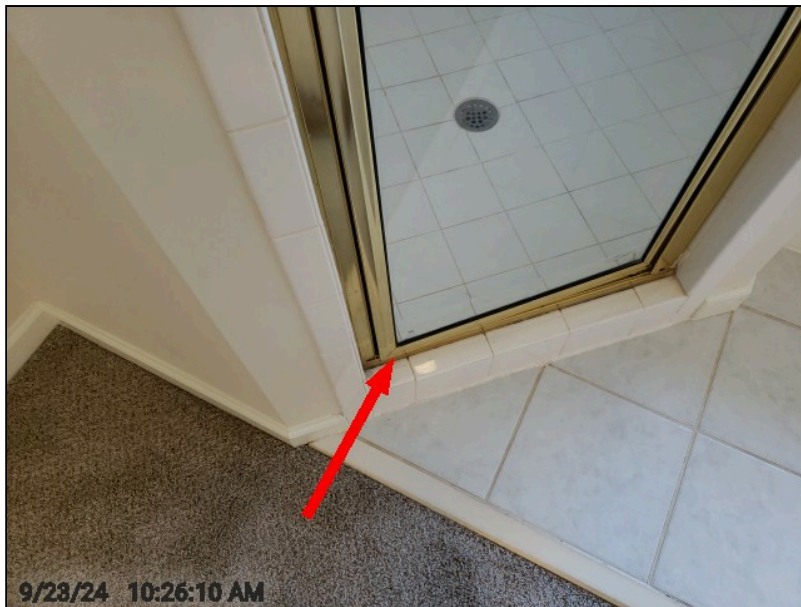


Marion Hodges Home Inspection Services

- 🏠 (3) The shower door does not have a sweep on the bottom of the door to prevent water from running out onto the floor. A qualified contractor needs to add sweep to bottom of door. Location(s): primary bath



- 🏠 (4) The shower door binds on the door opening. A qualified contractor needs to adjust door. Location(s): primary bath



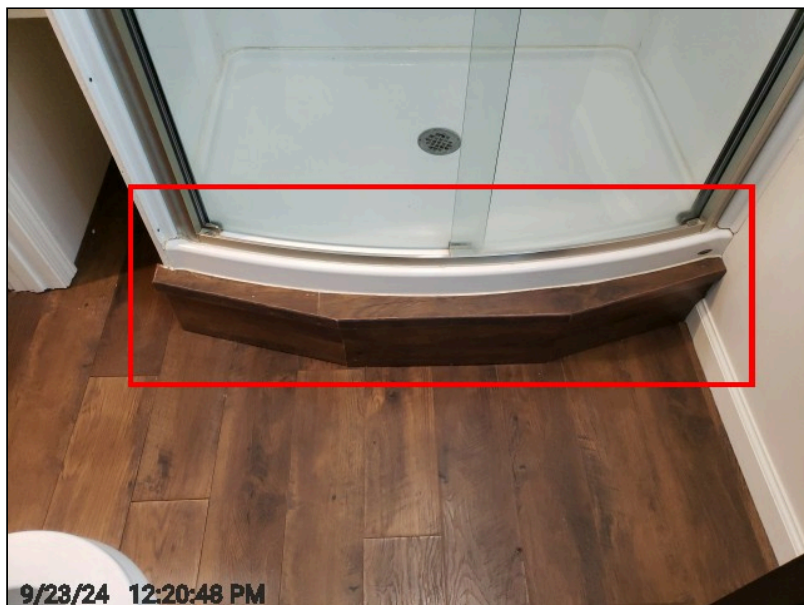
Marion Hodges Home Inspection Services

- 🏠 (5) The shower diverter does not divert all water to the showerhead. A licensed plumbing contractor needs to repair. Location(s): private bath (front right bedroom) and shared bath



Marion Hodges Home Inspection Services

- 🏠 (6) The riser height into the basement bath shower is greater than 7 3/4 inches. This is a potential trip hazard. Location(s): basement bath

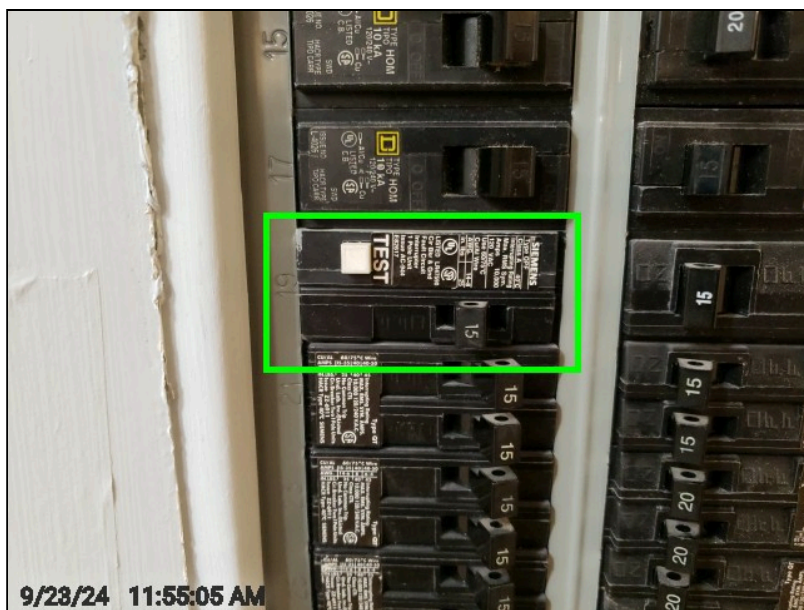


2.8 Whirlpool Tub

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

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



Marion Hodges Home Inspection Services

- 🏠 (2) Whirlpool circulation pump motor did not start. A qualified contractor needs put the pump in working order.



2.9 Washing Machine Connections

Comments: Inspected

2.10 Laundry Sink

Comments: Inspected

2.11 Wet Bar Sink Fixture

Comments: Inspected

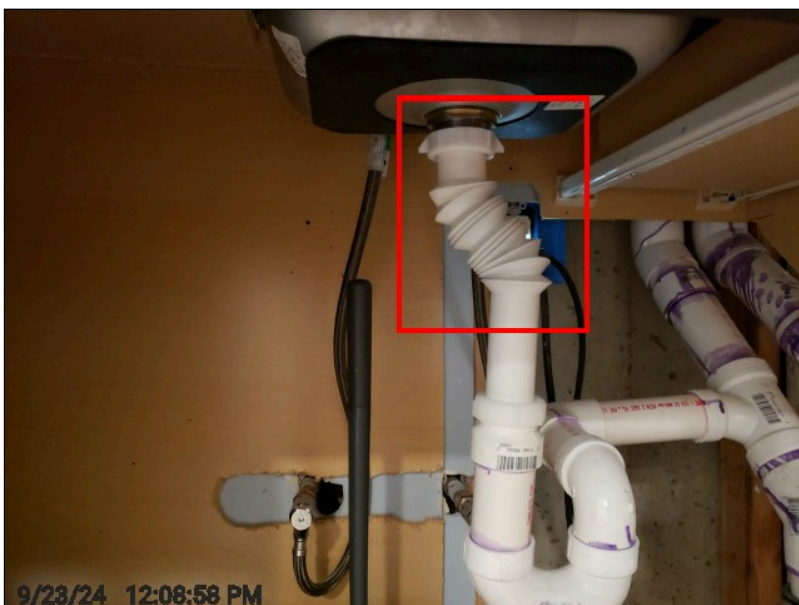
2.12 Wet Bar Sink Water Supply Lines

Comments: Inspected

2.13 Wet Bar Sink Drain Stop And Drain Assembly

Comments: Inspected, Repair or Replace

- 🏠 The sink drain has been retrofitted with flexible drain pipe. All drainage pipes and fittings should be smooth wall material with no ridges, ledges, or bends that will slow down or stop the flow. Flexible pipe has the tendency to clog. A licensed plumbing contractor needs to replace flexible pipe with smooth wall pipe. Location(s): wetbar



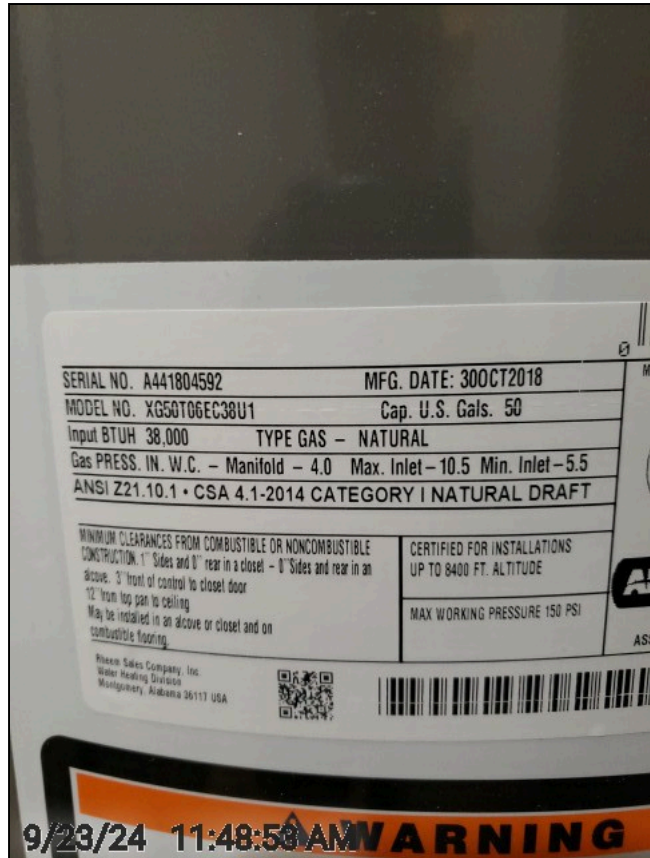
3. Plumbing Components

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 Heater and Thermal Expansion Tank



Water Heater Serial Plate

Styles & Materials

Manufacturer: Approximate Year Manufactured:

Rheem Average life expectancy of a water heater is approximately 50 Gallon
10-12 years
2018

Energy Source: Water Distribution (inside home):

Natural gas Copper

Waste Lines: Main Water Cutoff Location:

PVC Basement

Capacity:

50 Gallon

Service Line From Street (where visible):

Copper


Approximate Water Pressure:

Water pressure is acceptable

Items

3.0 Water Heater

Comments: Inspected, Repair or Replace

-  The hot water temperature is too hot. The water temperature at the plumbing fixtures is above 125 degrees farenheit. Water heater manufacturers recommend hot water not be hotter than 125 degrees farenheit to prevent scalding, burning or other injuries. A licensed plumbing contractor needs to evaluate further and repair.



3.1 Thermal Expansion Tank Or Device

Comments: Inspected

3.2 Temperature and Pressure Regulator Valve

Comments: Inspected

3.3 Vent Pipe

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- Signs of back drafting was observed at the water heater vent pipe. There is melted plastic at the draft hood. This is a sign of incomplete burning of combustion gases. Back drafting can lead to increased levels of carbon monoxide. A licensed plumbing contractor needs to inspect further and repair.



3.4 Drain, Waste, and Vent Systems

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

(1) The basement plumbing drains into an "ejector" tank where it is then pumped up into the waste line for disposal. Ejector pumps are required when the drain lines are below the main drain line for the house. Do not use plumbing fixtures in this area during power outages as the pump will not operate, which will cause the system to overflow. Do not flush feminine products, "flushable wipes", toys, rags, etc into the system. These types of items will cause the system to fail.



- 🏠 (2) There is a strong sewage odor at the wet bar. The wet bar sink drains into the dry vent from the sewage ejector. The sink drain should drain directly into the ejector pump well. A licensed plumbing contractor needs to repair.



Marion Hodges Home Inspection Services

- 🏠 (3) Sod patches in the front yard are in line with the sewer line. Check with seller is there was an issue with sewer line or if only sod replacement





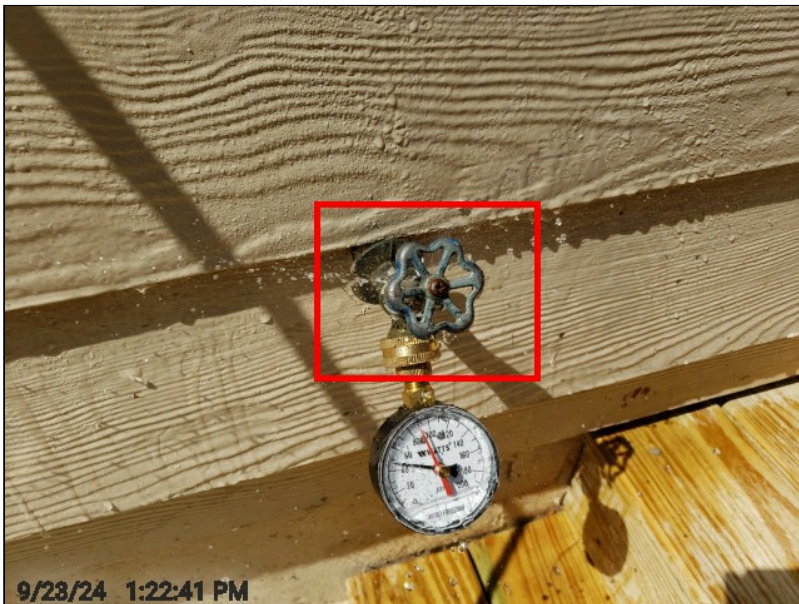
3.5 Water Supply and Distribution Systems

Comments: Inspected

3.6 Exterior Faucets

Comments: Inspected, Repair or Replace

- 🏠 (1) The back hose bibb leaks when water is activated. A licensed plumbing contractor needs to repair.



- 🏠 (2) The back hose bibb is not secure to the wall. The hose bibb needs to be secured to the wall and any openings around hose bibb caulked. A licensed plumbing contractor needs to secure hose bibb to wall and seal any openings around hose bibb.

3.7 Location Of Main Water Shut Off Valve

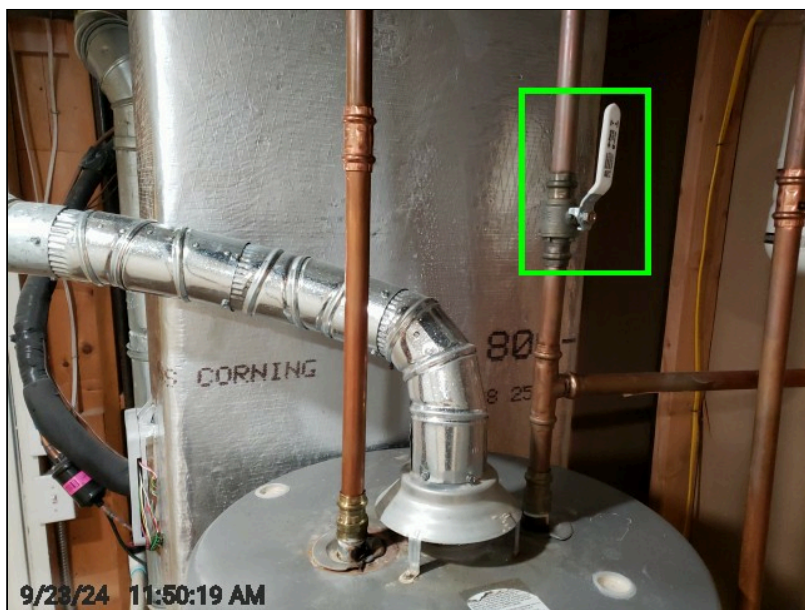
Comments: Inspected

Marion Hodges Home Inspection Services

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



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



3.8 Location Exterior Hose Bibb Shut Off Valves

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

(1) 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.

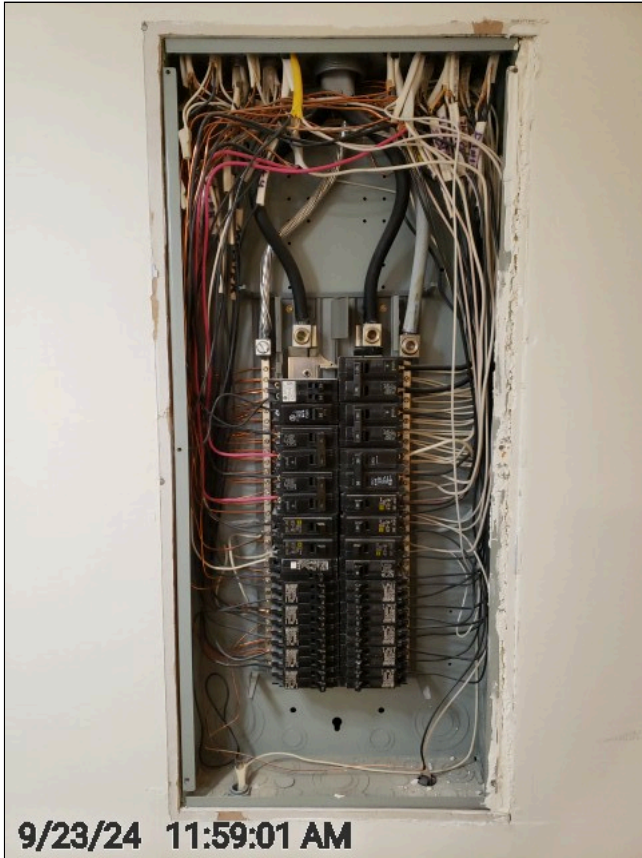


- 🏠 (2) An accessible interior cut off valve for the back hose bibb was not located. Hose bibbs subject to freezing should be equipped with an accessible cut off valve inside the building so that they can be controlled and/or drained during cold periods. The seller should identify where the cut off valve is located or a licensed plumber needs to add a cut off valve or locate the cut off valve.

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.

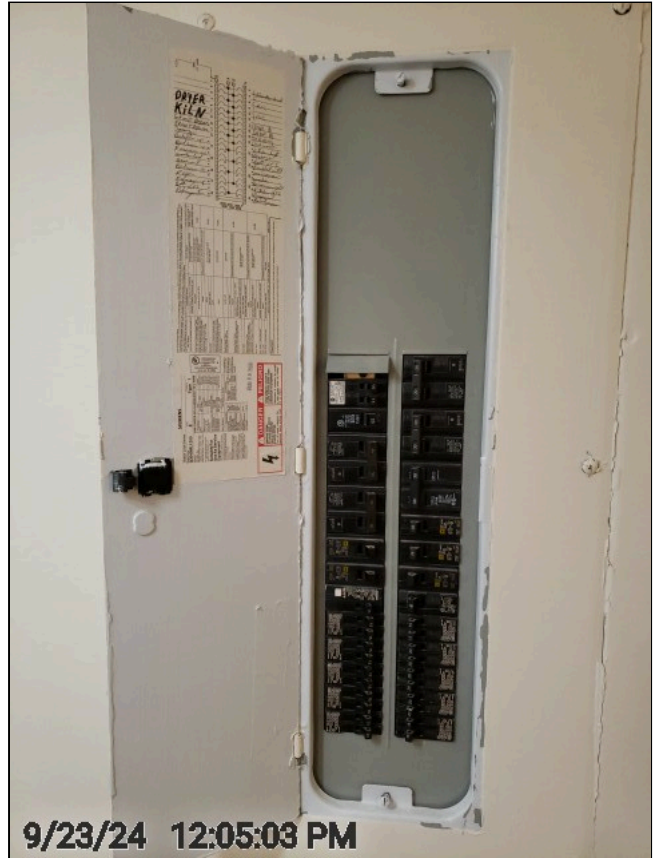
4. Electrical Systems

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.



9/23/24 11:59:01 AM

Distribution Panel



9/23/24 12:05:03 PM

Labeled Panel



Main Service Disconnect Breaker

Styles & Materials

Location of Distribution Panel: Basement	Location Of Main Service Disconnect: Meter Base	Electrical Service Conductors: 120/240 Underground
Service Conductor at Panel: 200 AMP wire feeding 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)

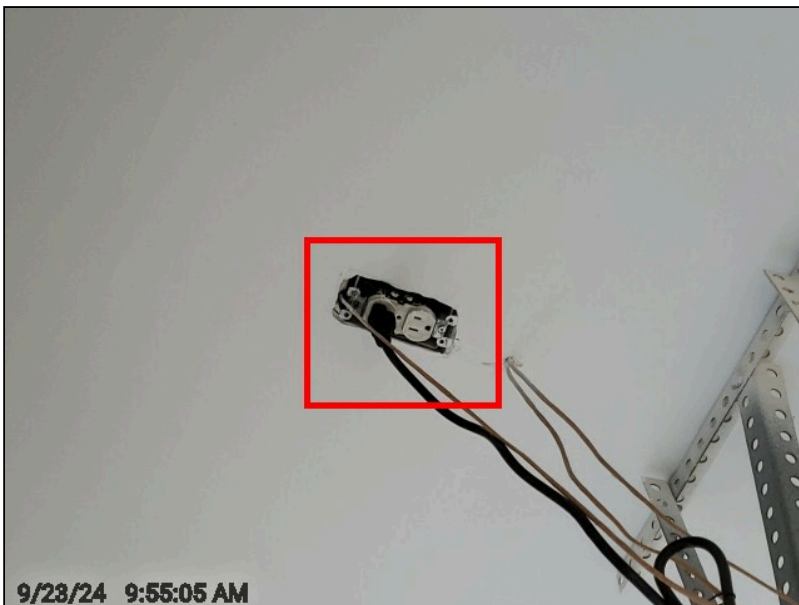
Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (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): throughout the house
- 🏠 (2) Receptacle box not secure to the wall. A licensed electrician needs to secure the outlet box. Location(s): garage



- 🏠 (3) Cover plate needed on receptacles. Replace cover plate where needed. Location(s): garage

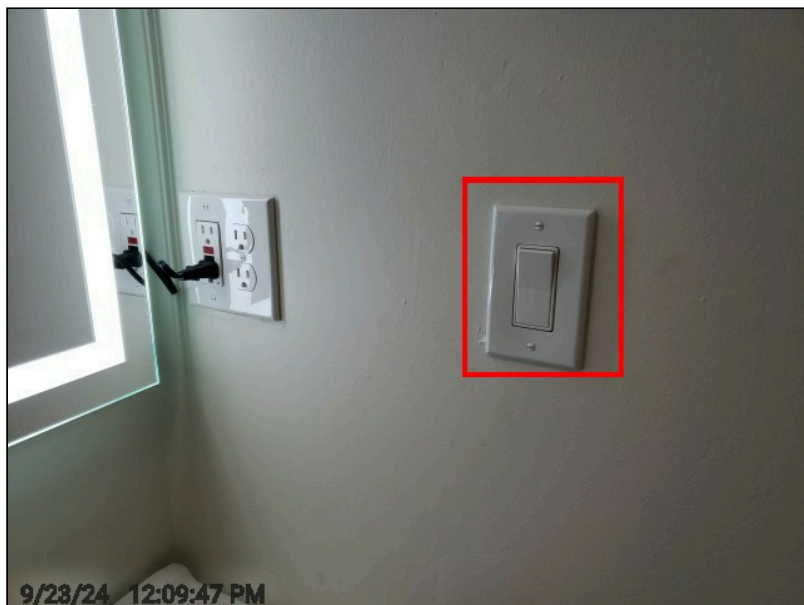


4.1 Connected Devices (light switches)

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

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



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

Comments: Inspected, Repair or Replace

- 🏠 Abandoned cable needs to be in a junction box with cover plate and wire nuts added as needed. A licensed electrician needs to repair. Location(s): garage





4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected, Repair or Replace

- 🏠 (1) Lens cover needed on light fixture. A qualified contractor needs to install lens cover. Location(s): kitchen



- 🏠 (2) Light fixtures 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): pantry

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected, Repair or Replace

- 🏠 Exterior light fixture 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): side door

4.5 Connected Fixtures (ceiling fans)

Comments: Inspected, Repair or Replace

- 🏠 Ceiling fans are out of balance. A licensed electrician needs to balance the ceiling fans. Location(s): main level bedroom, front bedroom, primary bedroom, great room

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

(1) FYI, The GFCI re-set for the bathroom receptacles is in the main level bath and primary bath

- 🏠 (2) GFCI receptacle did not trip when tested with GFCI receptacle tester. A licensed electrician needs to repair. Location(s): basement door



4.7 Smoke Detectors

Comments: Inspected, Repair or Replace

- 🏠 To bring smoke detectors up to current code, a smoke detector is needed in every bedroom. There should be a 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 per current standards.

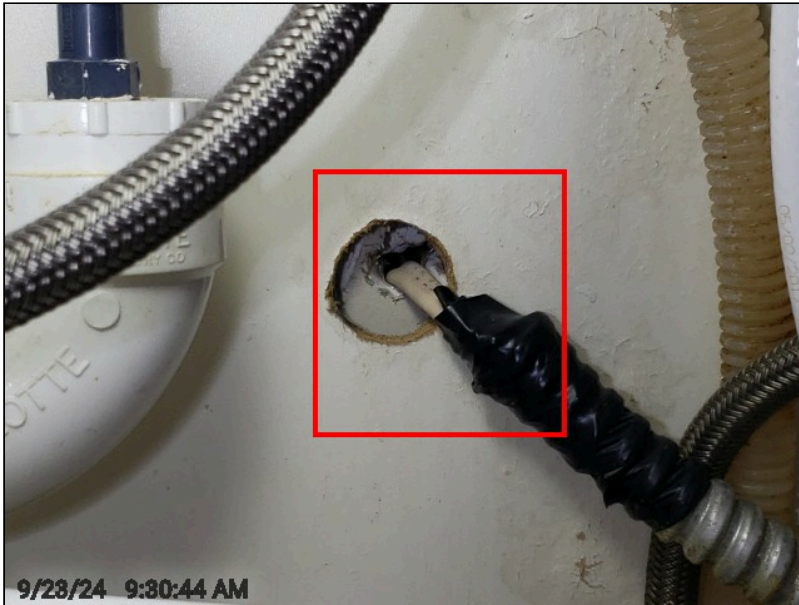
The purchaser needs to test all smoke and carbon monoxide detectors for operation prior to someone sleeping in the house. Smoke and carbon monoxide detectors tested every month. Batteries need to be replaced every 6 months. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.

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

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

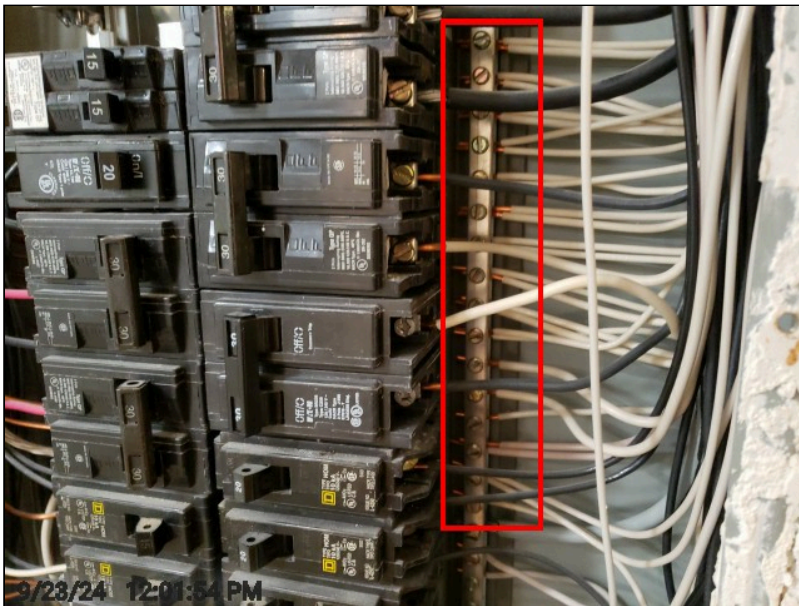
- 🏠 The disposal conduit is not secured to the side of the kitchen cabinet. A licensed electrician needs to secure conduit.



4.9 Distribution Panel Box And Disconnect Boxes

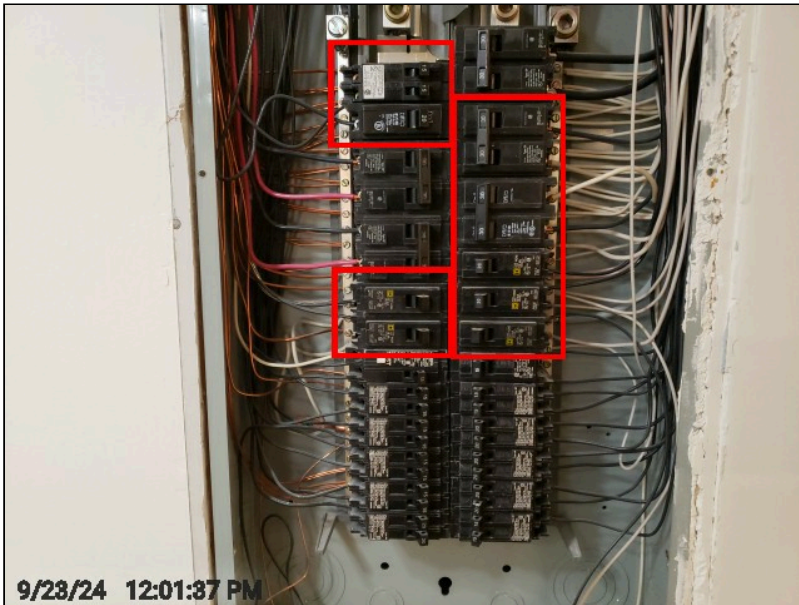
Comments: Inspected, Repair or Replace

- 🏠 (1) Double tapped neutrals were observed in the electrical panel on the same bus bar. If the house was built prior to 2002, this was the standard at the time. Current standards are for the neutrals and grounds to be terminated separately on the bus bar. Only one wire should be connected to each terminal. A licensed electrician needs to inspect further and repair.

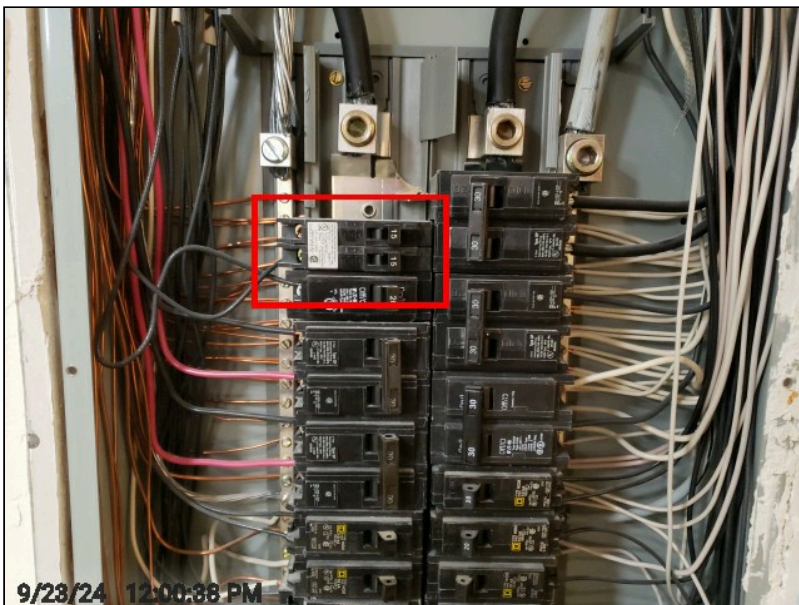


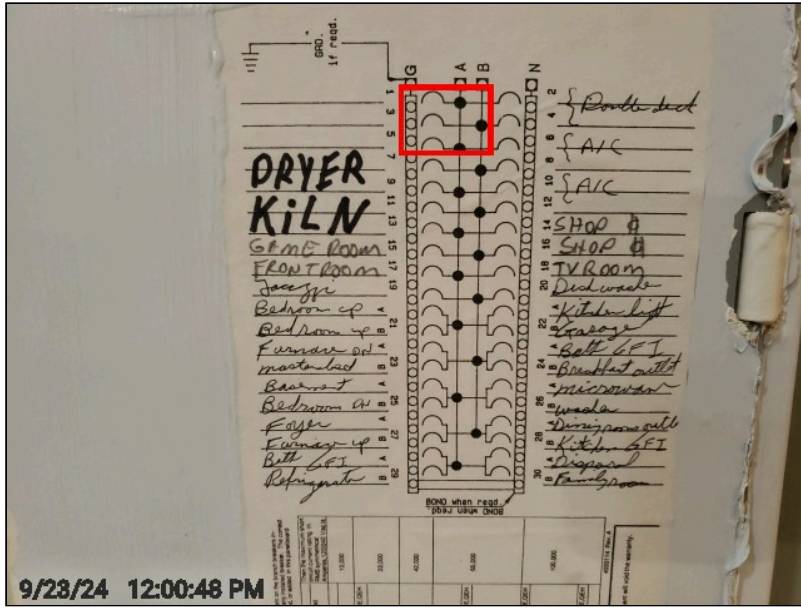
Marion Hodges Home Inspection Services

- 🏠 (2) There are mismatched breakers in the electrical panel. Manufacturers legend label requires that only the panel manufacturers breakers be used in the panel or a compatible replacement is allowed to be used inside the panel. A licensed electrician needs to inspect further and replace any breaker that is not compatible with the panel.



- 🏠 (3) Tandem circuit breakers are installed in the electrical panel where they're not allowed. The tandem breakers can make an improper physical connection to the bus bar in the panelboard, which can create a fire hazard. Tandem circuit breakers increase the total load on the bus bars in a panelboard. If the bus bar of the panelboard has been damaged or altered to allow for the installation of tandem circuit breakers, the repair is to have the panelboard replaced. There is no way for a home inspector to determine if the bus bars have been damaged without actually removing the circuit breakers, removing breakers is outside the scope of a home inspection. A licensed electrician needs to evaluate further and repair.





4.10 Service Entrance Conductors

Comments: Inspected

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.



Condensing Units



Air handler



Air handler

Styles & Materials


Heat System	Approximate Year Heating Equipment Manufactured:	Number of Heat Systems:
Manufacturer: Lennox	Average life expectancy of a furnace is approximately 20 years Furnaces should be serviced every fall 2021 2020	Two
Heating Energy Source: Natural gas	Heat Type: Forced air	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	Average life expectancy of air conditioning equipment is approximately 10 to 15 years Service the air conditioning system every spring 2021 2020	Two
Cooling Energy Source: Central electric system Split system Zoned system	Cooling Equipment Type: Condensing unit(s)	Condensing Unit Size: 3 ton

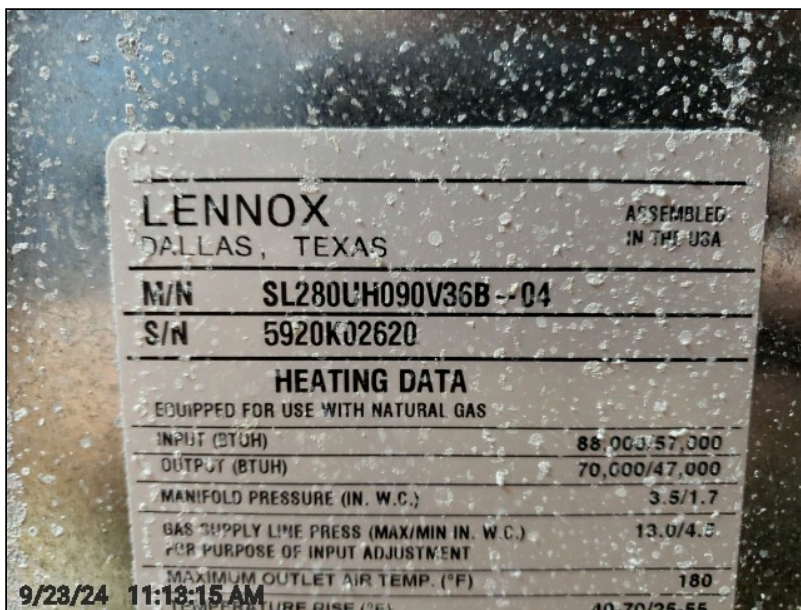
Items

5.0 Heating Equipment

Marion Hodges Home Inspection Services

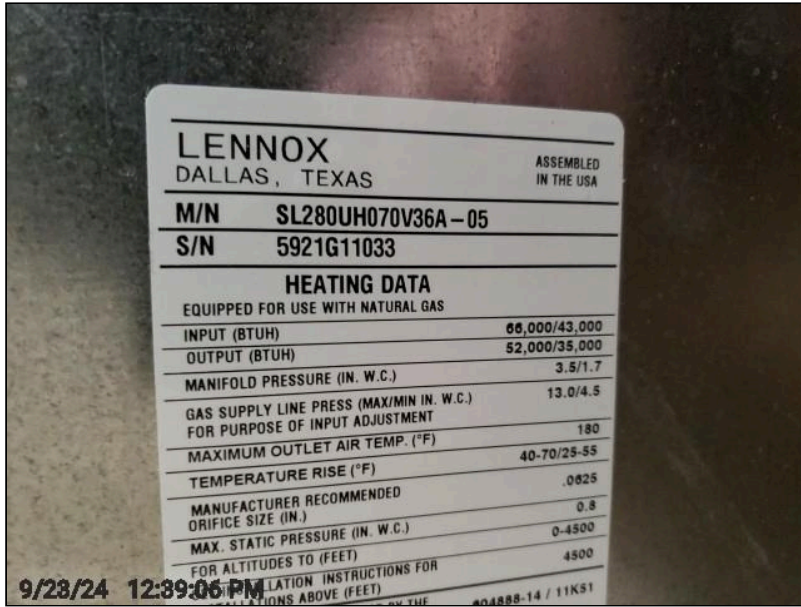
Comments: Inspected, Repair or Replace

-  (1) The upstairs furnace did not start. An error code flashed on the thermostat, "Flame Failed To Ignite." A licensed heating and air conditioning contractor needs to evaluate further and put the equipment in working order.



Marion Hodges Home Inspection Services

(2) The main level furnace appeared to be in acceptable operating condition. The inspector makes no warranties or guarantees as to how long the heating equipment and components will last.

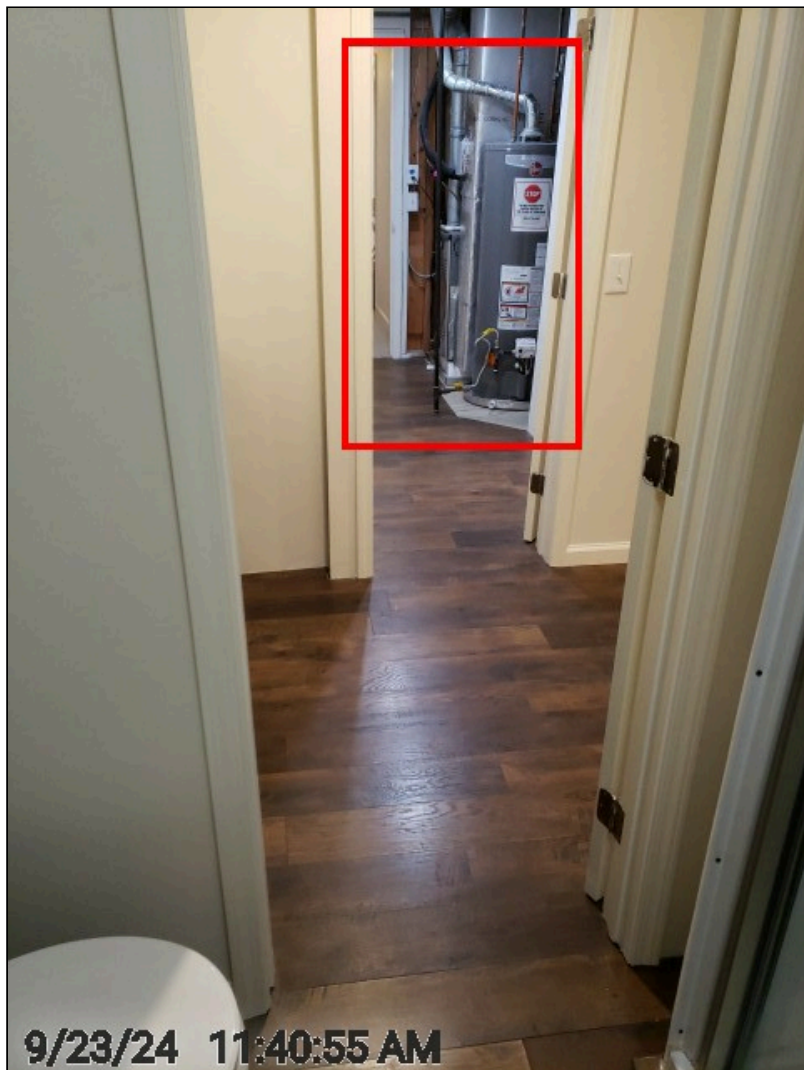


5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (1) The gas furnace and gas water heater would be in a sealed closet without a source to remove combustion gas if the doors were closed. Appears there needs to be a fresh air source. A licensed heating and air contractor needs to evaluate further and repair as needed.

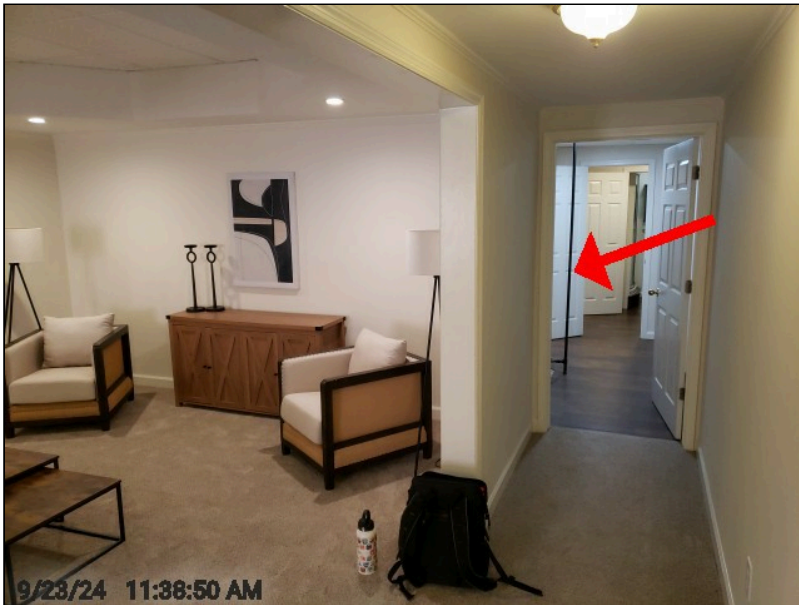




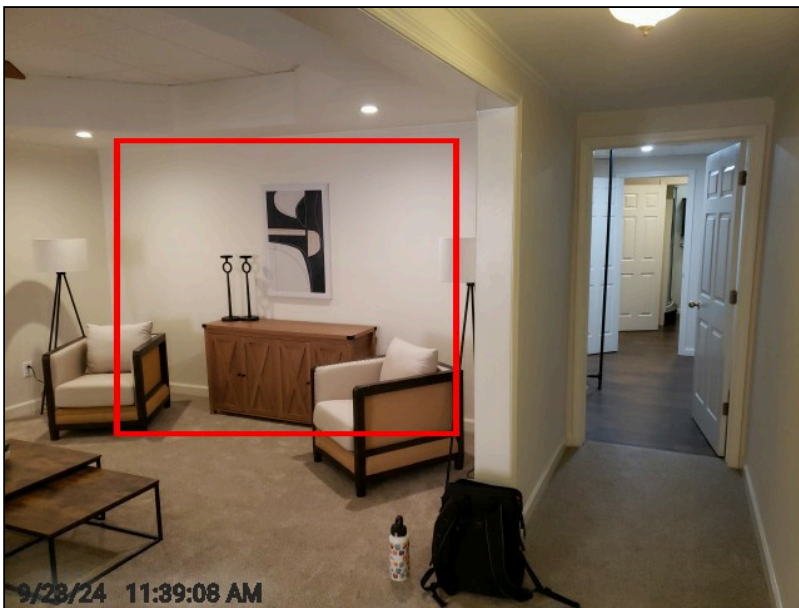


Marion Hodges Home Inspection Services

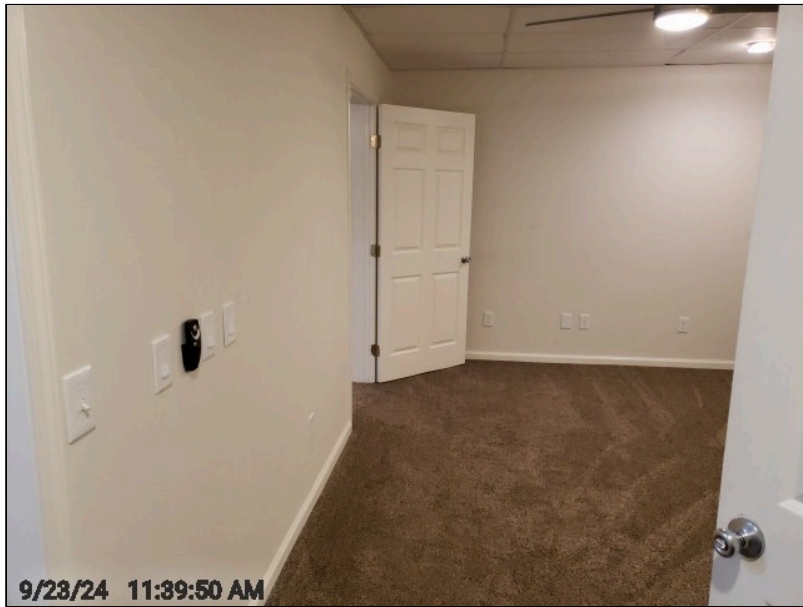
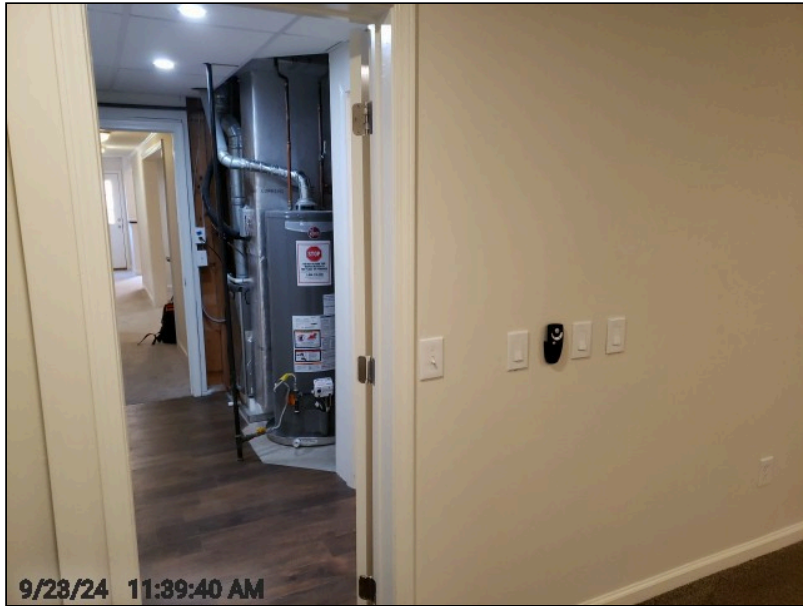
- 🏠 (2) The mechanical room for the gas furnace and gas water heater is installed in the middle of the main hallway in the basement. If someone is in the rooms on the right side of the basement they would be trapped, in the event of a fire in the mechanical room. There needs to be an additional door installed on the right side of the basement for emergency exit (refer to pictures for location). A qualified contractor needs to repair.



Furnace and water heater location



Location where door is needed





Location where door is needed

5.2 Gas Shut Off Valves

Comments: Inspected

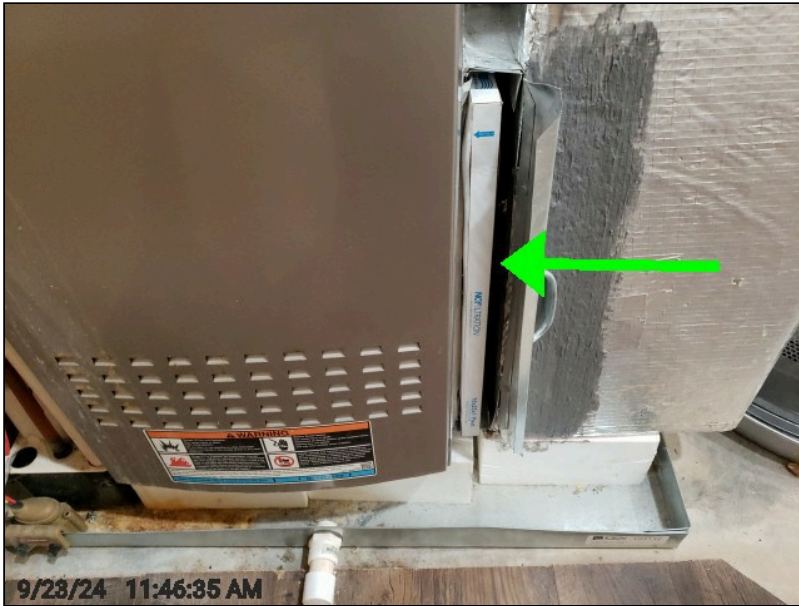
5.3 Location Of Filters

Comments: Inspected

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


5.4 Furnace Vent Pipe

Comments: Inspected, Repair or Replace

- 🏠 (1) Furnace vent pipe should have a one inch clearance from combustibles. This is a safety issue. A licensed heating and air contractor needs to provide a one inch clearance from the insulation and condensation drain line. Location(s): attic and basement





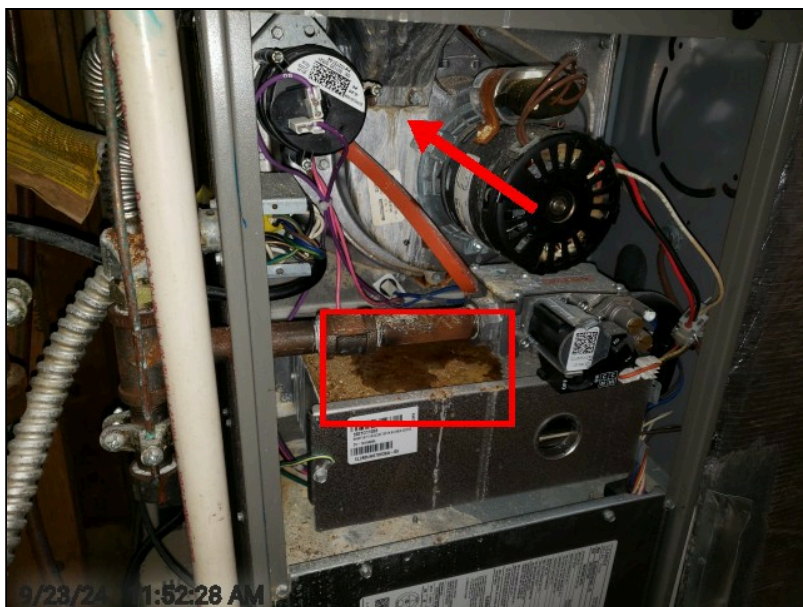
 (2) White powder was observed on the furnace vent pipe. This is a sign of an incomplete venting of toxic combustion gases or back drafting. This is a safety issue. A licensed heating and air contractor needs to inspect further and repair. Location(s): attic and basement

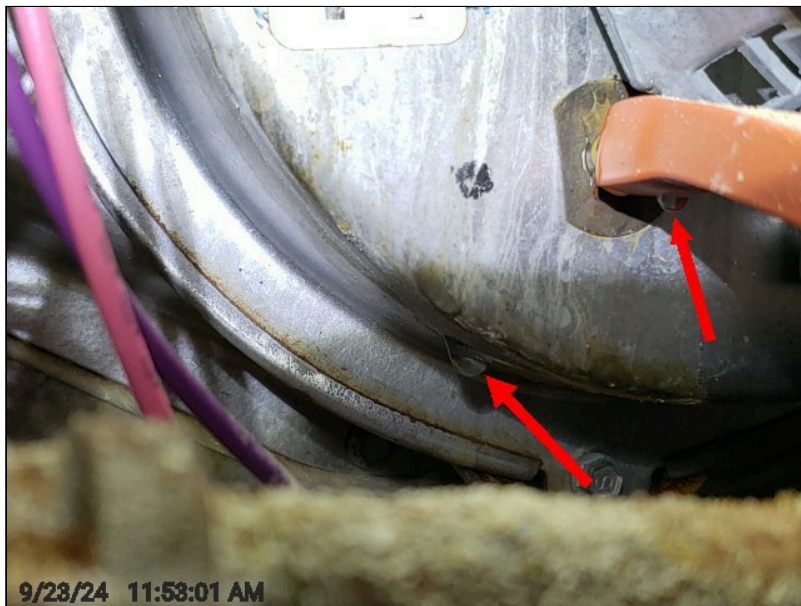






- 🏠 (3) Water was observed dripping from the furnace vent pipe inside the air handler. Only the air conditioning had been running when the leak was discovered by the inspector. A licensed heating and air contractor needs to evaluate further and repair. Location(s): basement





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

Comments: Inspected

5.6 Cooling And Air Handler Equipment

Comments: Inspected

(1) The main level air conditioning appeared to be in acceptable condition. The supply air temperature was 54 degrees and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal. The inspector makes no warranties or guarantees as to how long the air conditioning equipment and components will last.

(2) The upstairs air conditioning appeared to be in acceptable condition. The supply air temperature was 51 degrees and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal. The inspector makes no warranties or guarantees as to how long the air conditioning equipment and components will last.

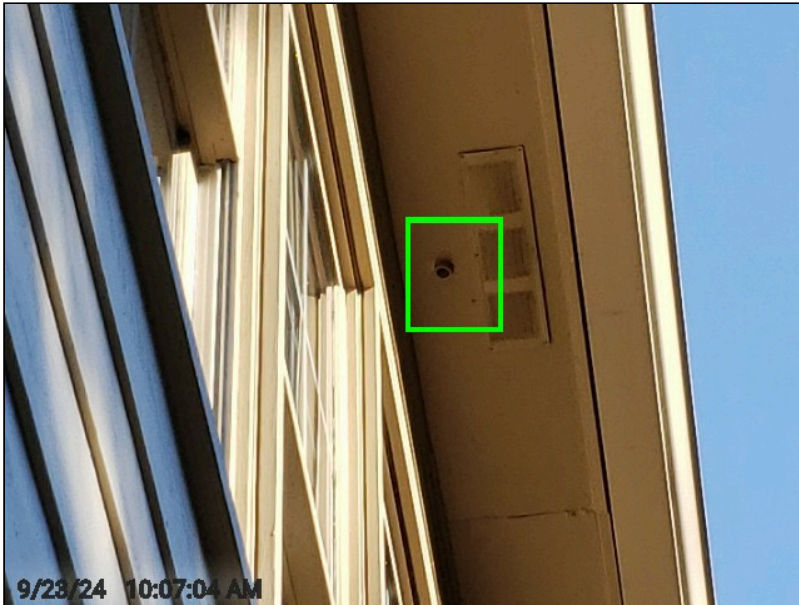
5.7 Condensation Drain Lines And Overflow Pan

Comments: Inspected, Repair or Replace

(1) 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

Marion Hodges Home Inspection Services

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.



- 🏠 (2) 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.



5.8 Supply And Return Air Plenum

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 The foil tape has separated on the heating and air system in the attic. The foil tape joint should be sealed to prevent heating and cooling loss. A licensed heating and air contractor needs to tape joints as needed. Pictures shown are examples.



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

- 🏠 (1) Lock is broken. A qualified contractor needs to repair or replace lock. Location(s): laundry exterior door



- 🏠 (2) Doors need strike plate adjustments or hinges tightened to latch the door locks. Location(s): back left bedroom closet
- 🏠 (3) Door hinges need to be tightened. Location(s): primary bath

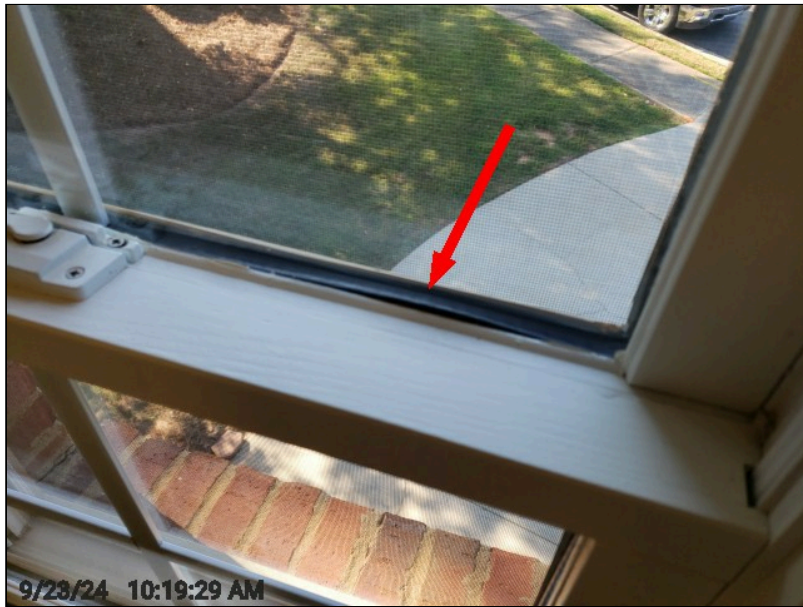
6.1 Windows

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services


- 🏠 (1) Insulation seals have failed on windows. A qualified contractor needs to replace failed glass.
Location(s): family room, primary bath, primary bath toilet closet, front left bedroom and back left bedroom









 (2) The window sash by the door is not tempered glass. All windows within 24" of either side of a door need to be tempered glass. This is a safety issue. A qualified contractor needs to replace the glass with tempered glass. Location(s): breakfast area door

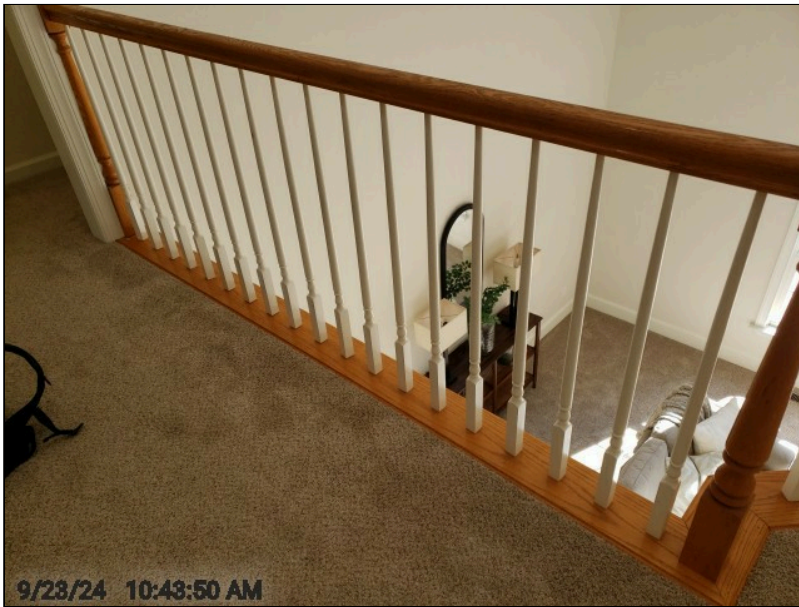
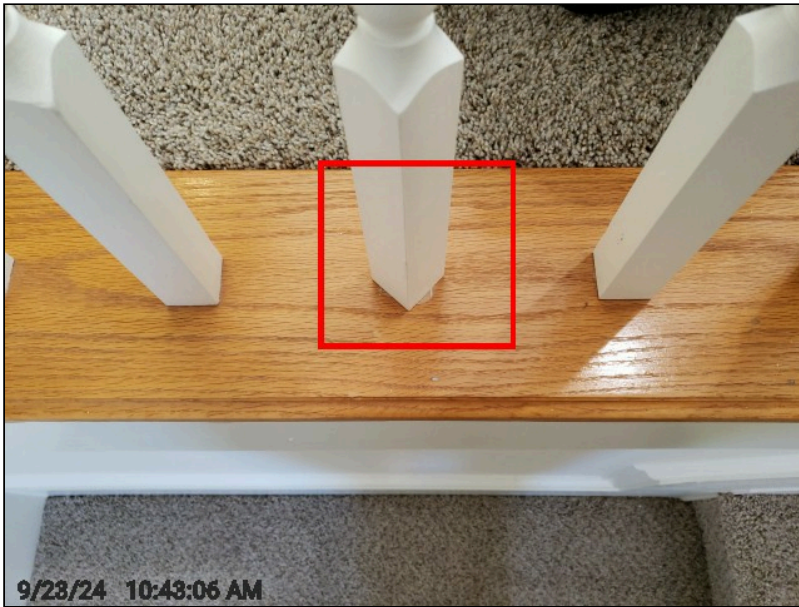


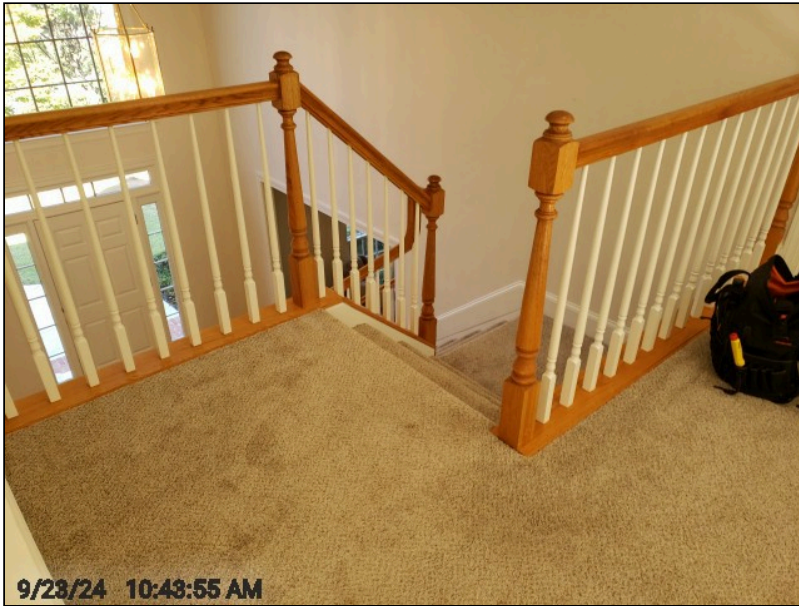
6.2 Steps, Stairways, Balconies, And Railings


Comments: Inspected, Repair or Replace

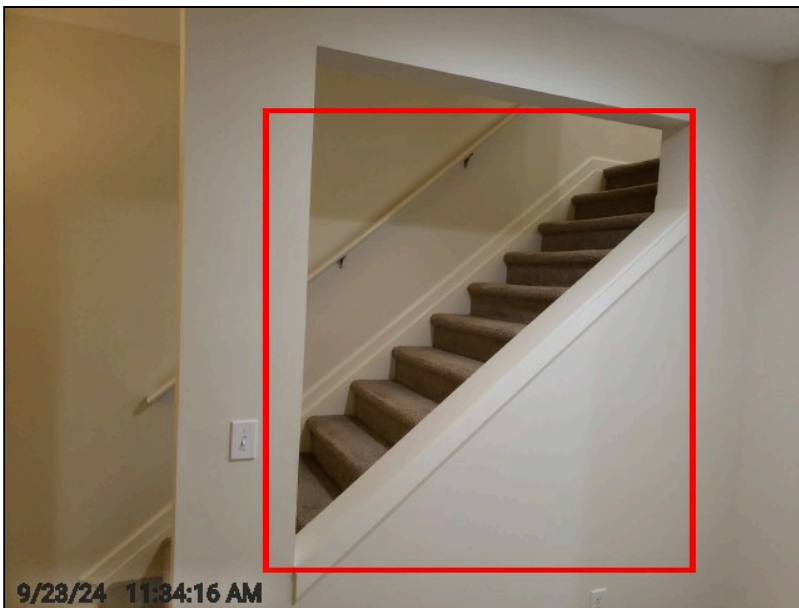
Marion Hodges Home Inspection Services

- 🏠 (1) The balusters are loose in balcony guard rail. A qualified contractor needs to tighten balusters.





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



6.3 Counters And A Representative Number Of Cabinets

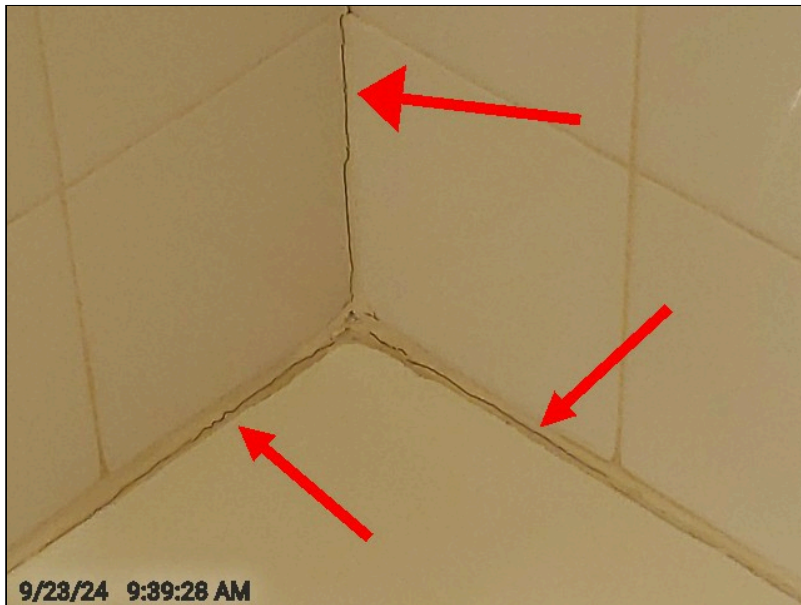
Comments: Inspected

6.4 Bathroom Caulking and Tile

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

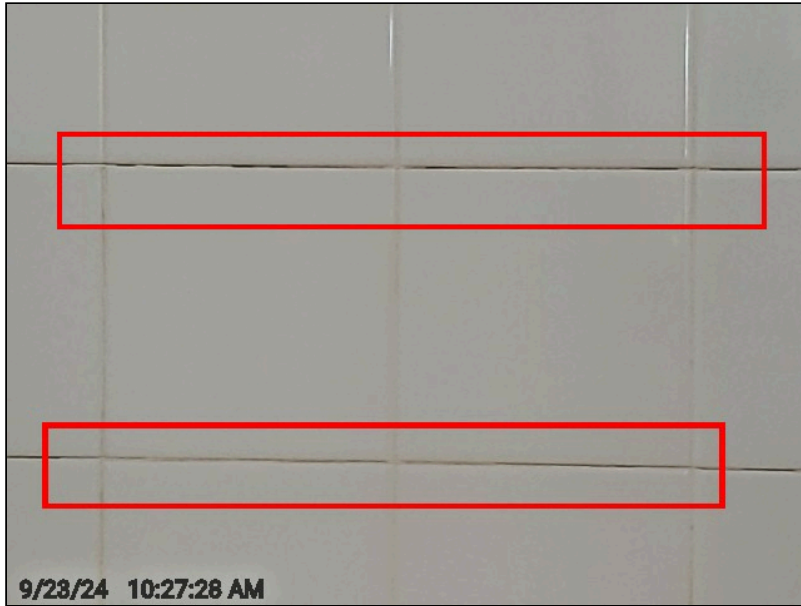
- 🏠 (1) Tub walls need to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout. Location(s): main level bath



Marion Hodges Home Inspection Services

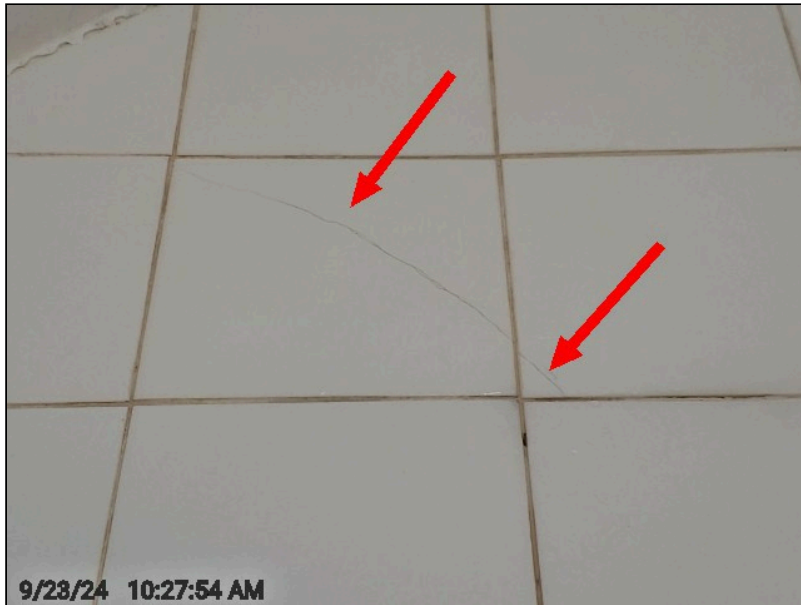
- 🏠 (2) Shower needs to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout shower. Location(s): primary bath





Marion Hodges Home Inspection Services

🏠 (3) Tile in shower is cracked. A qualified contractor needs to seal tile. Location(s): primary bath



6.5 Ceilings, Walls, And Floors

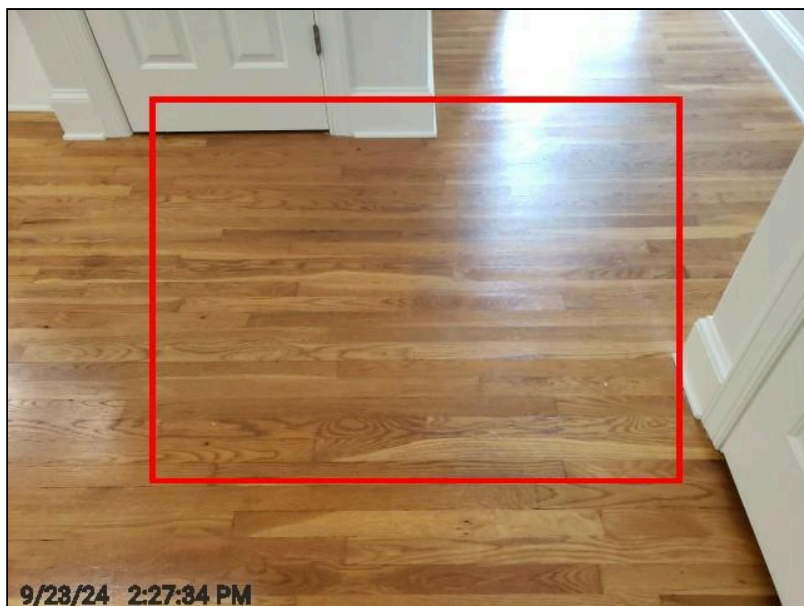
Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (1) Sheetrock needs to be repaired at outlet cover plate. There should be no opening between cover plate and sheetrock. A qualified contractor needs to repair. Location(s): basement below the electrical panel



- 🏠 (2) Squeaking floors were noted. A qualified contractor needs to evaluate further and make needed repairs to stop floor from squeaking. Location(s): main level hall





6.6 Attic Access

Comments: Inspected, Repair or Replace

- 🏠 (1) The ladder on the pull down attic stair unit needs to be cut to fit floor at right angle. The legs are bowed. This creates an unsafe condition. The legs could break at the hinges or elsewhere. A qualified contractor needs to cut legs to fit floor.



Marion Hodges Home Inspection Services

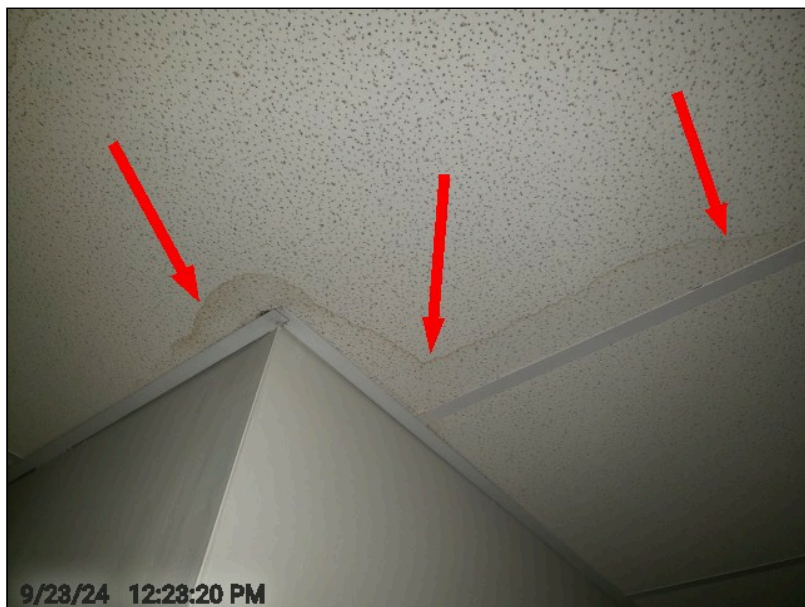
- 🏠 (2) The attic stair unit does not close tight. Heating and air loss can be expected when there is not a tight seal. A qualified contractor needs to make repairs so door can close tight.



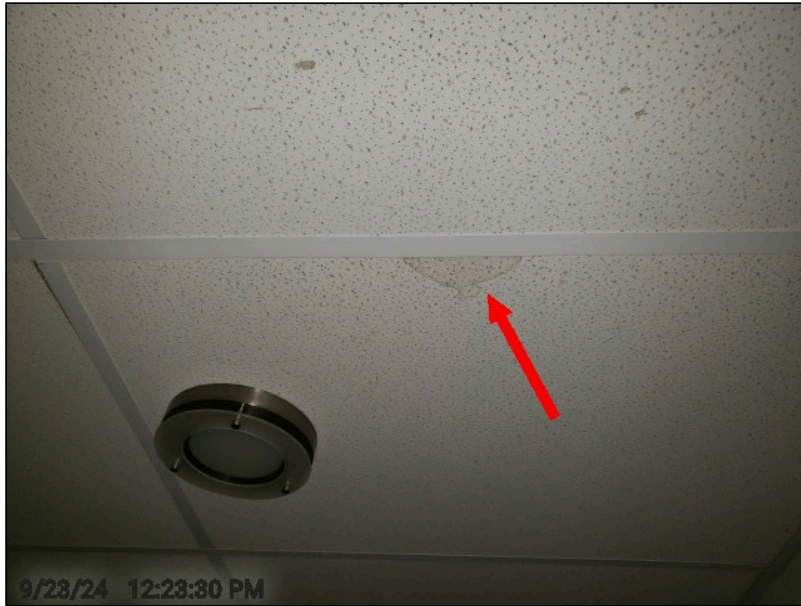
6.7 Potential Plumbing Leaks

Comments: Inspected, Repair or Replace

- 🏠 (1) Water stains observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): basement



right side of basement



right side of basement



left side of basement




9/23/24 12:24:51 PM

left side of basement

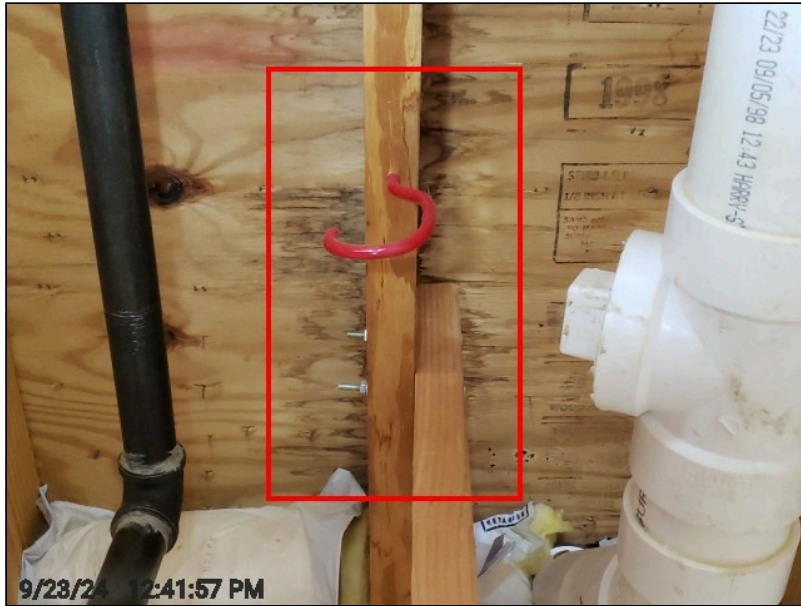


9/23/24 12:47:46 PM



 (2) Water stains observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): basement





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

Styles & Materials

Garage Door Material:

Insulated
Metal

Garage Doors:

1 automatic door

Items

7.0 Garage Door Operator

Comments: Inspected

7.1 Garage Door

Comments: Inspected, Repair or Replace

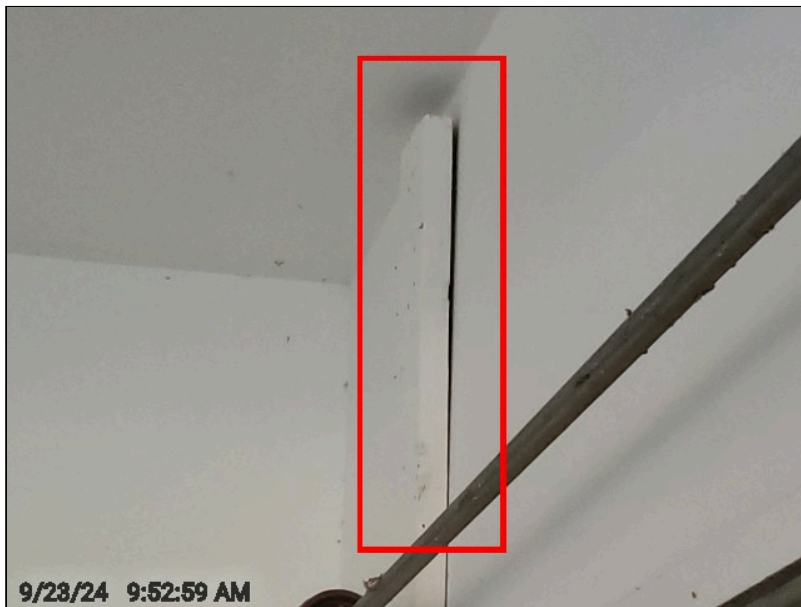
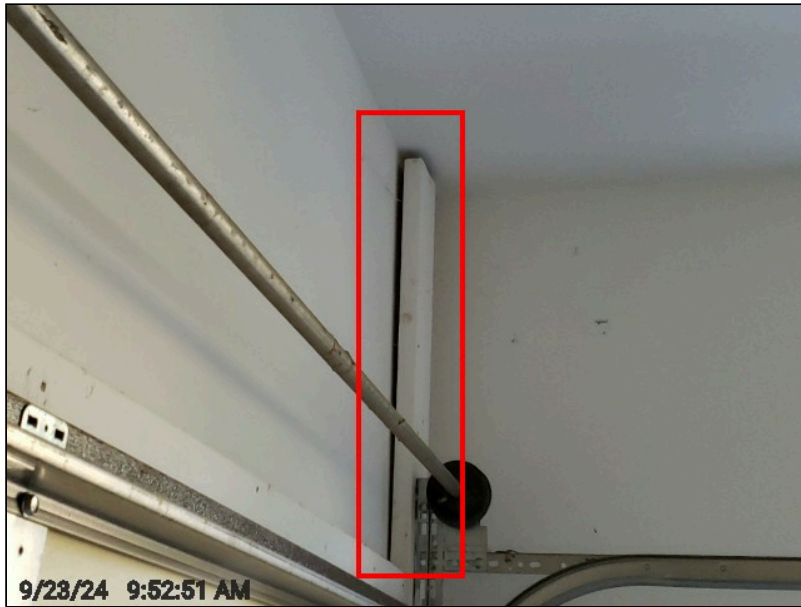
🏠 (1) Door seal is not tight seal at the floor. A qualified contractor needs to repair. Location(s): garage door



🏠 (2) Casings supporting the garage doors have pulled away from the wall. A qualified contractor needs to

Marion Hodges Home Inspection Services

re-nail casings or attach casings with lag screws as needed. Location(s): garage door



Marion Hodges Home Inspection Services

- 🏠 (3) Damaged panel(s) on the garage door(s). A qualified contractor needs to replace panel(s).
Location(s): garage door



7.2 Garage Floor

Comments: Inspected

7.3 Garage Walls And Ceiling

Comments: Inspected

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

Gas connection

3 Prong dryer plug needed with dryer

Attic Insulation:

Loose fill

Approximately

R-30

Attic Ventilation:

Continuous ridge vent

Gable vents

Soffit vents

Items

8.0 Bathroom Venting Systems

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 The exhaust fan does not work. A licensed electrician needs to put the fan in working order or replace the fan. Location(s): private bath (front right bedroom)



8.1 Laundry Venting System

Comments: Inspected, Repair or Replace

- 🏠 The damper on the dryer vent does not close on the exterior of the house. Outdoor exhausts should have automatic or gravity dampers that close when the ventilation system is not operating. A qualified contractor needs to clean the lint out of the end of duct on the exterior and verify the damper will close.



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

Marion Hodges Home Inspection Services

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.

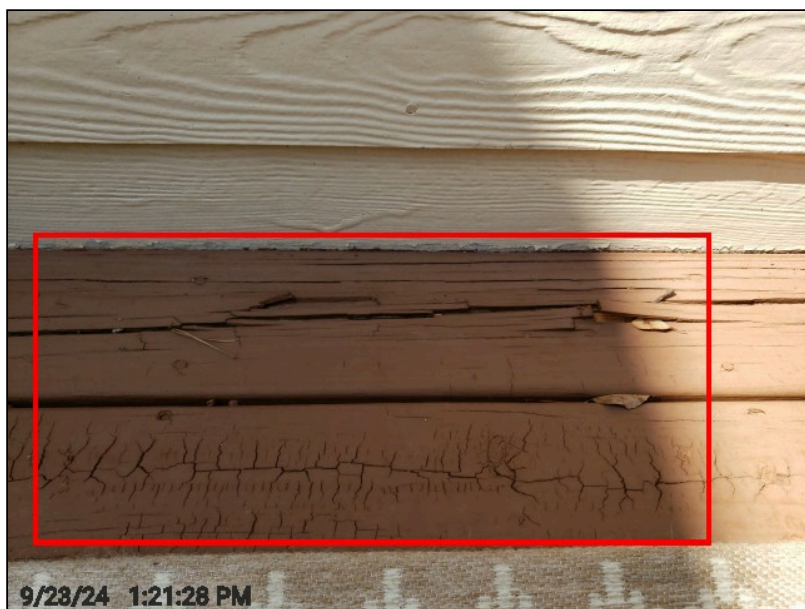
9. Decks And Porches

Items

9.0 Hand Rails, Pickets, Decking

Comments: Inspected, Repair or Replace

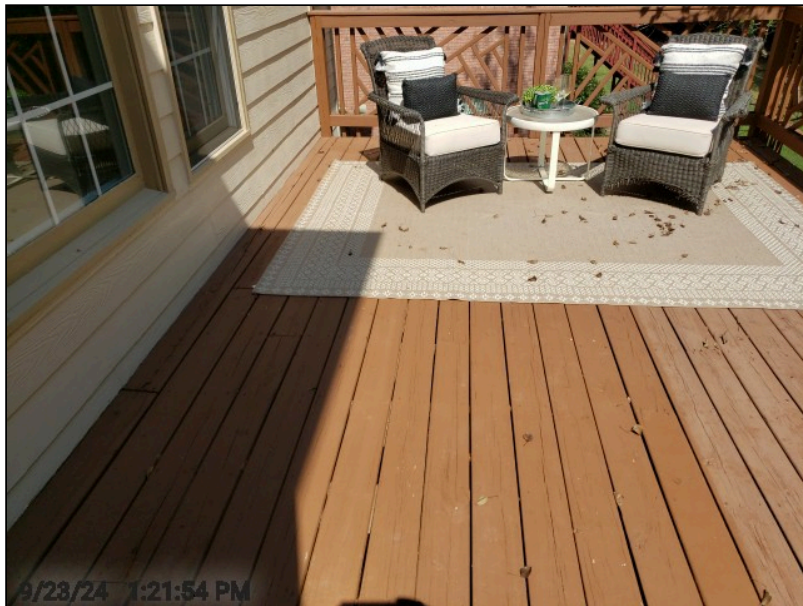
- (1) Rotten decking on the deck needs to be replaced. A qualified contractor needs to replace all rotten decking.





- 🏠 (2) A lot of the decking on the deck is splitting and cracked. Future replacement of the decking should be anticipated.





9.1 Deck Or Porch Floor Joist System

Comments: Inspected, Repair or Replace

- 📌 The joist on the deck are not supported where the joist are nailed to the ledger board. Joist hangers are needed to provide the vertical support. Pictures shown are examples. A qualified contractor needs to add joist hangers.



9.2 Deck Flashing And Attachment To Home

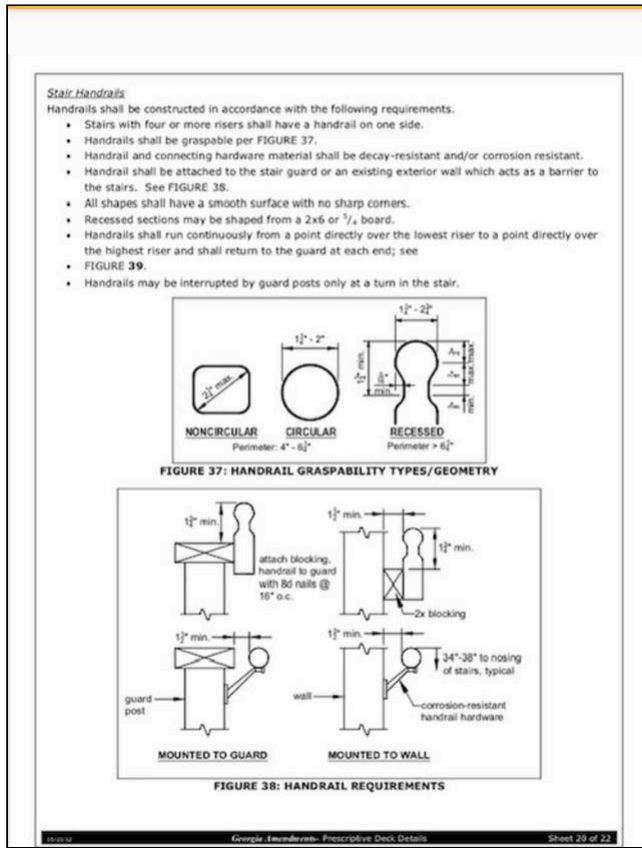
Comments: Inspected

9.3 Deck And Porch Stairs

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 A graspable hand rail is needed on the deck steps. Graspable handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. A qualified contractor needs to install a graspable hand rail per current IRC deck standards.



deck handrail



9.4 Structural Support Columns Of Decks And Porches

Comments: Inspected

10. 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

Styles & Materials

Attic info:

Attic access
Pull down stairs
Light in attic
Storage

Method used to observe attic:

From landing platform in attic

Roof Structure:

Stick-built
2 X 6 Rafters
Lateral bracing
OSB board roof decking

Roof-Type:

Hip

Foundation:

Basement
Poured concrete walls

Columns or Piers:

Supporting walls

Floor Structure:

2x10 joist

Wall Structure:

2x6 Wood studs
2x4 Wood studs

Items

10.0 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

10.1 Walls (Structural)

Comments: Inspected

10.2 Columns Or Piers

Comments: Inspected

10.3 Floors (Structural)

Comments: Inspected

10.4 Roof Structure And Attic

Comments: Inspected

Marion Hodges Home Inspection Services

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.


11. 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

11.0 Driveways

Comments: Inspected, Repair or Replace


 Uplifting of the driveway slab. The uplifting can be a potential trip hazard. A qualified contractor needs to replace the driveway where uplifted.



11.1 Walkways

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  The sidewalk slab and steps have settled and slope towards the foundation. The slab needs to be sloped away from the foundation to prevent water from getting into the finish basement. A qualified contractor needs to repair.



11.2 Patio Floors

Comments: Inspected

11.3 Grading and Drainage

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 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): right side, front, and back of the house

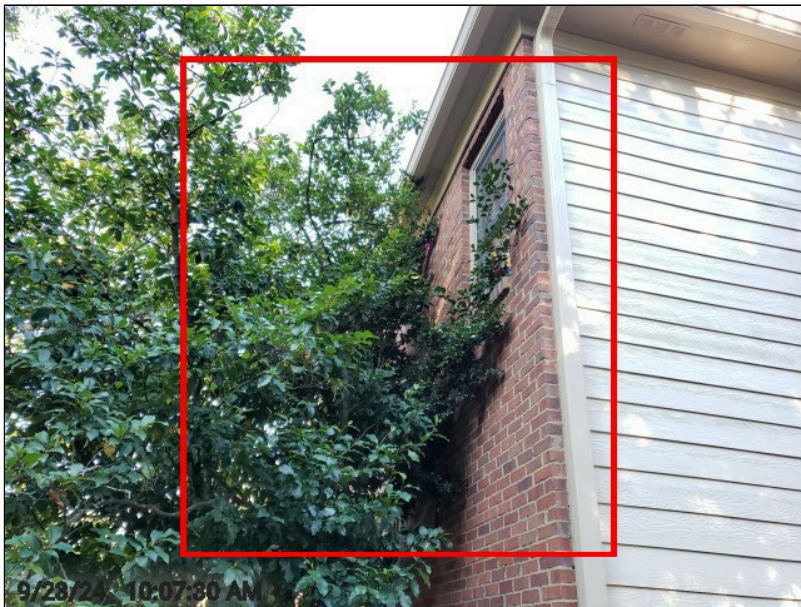




11.4 Vegetation And Trees (With respect to their effect on the condition of the building)

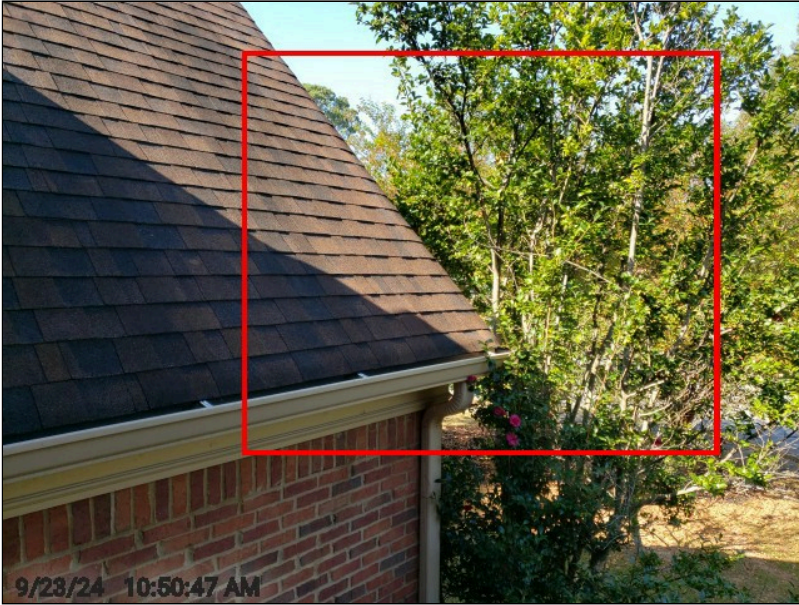
Comments: Inspected, Repair or Replace

- 🏠 (1) 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.

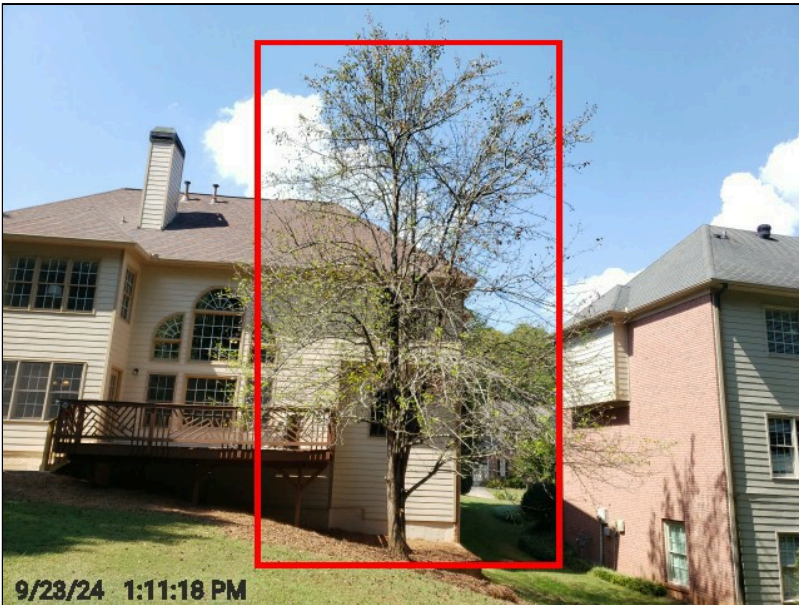


Marion Hodges Home Inspection Services

- 🏠 (2) 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.



- 🏠 (3) The dead tree in the backyard needs to be cut down. A qualified contractor needs to remove the tree.



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.

12. 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.



Right Elevation



Left Elevation



Rear Elevation

Styles & Materials

Exterior Wall Cladding:

Brick
Concrete fiber based siding

Soffit and Eaves:

Wood

Windows:


Double hung
Fixed sashes
Thermal insulated windows
Tilt feature

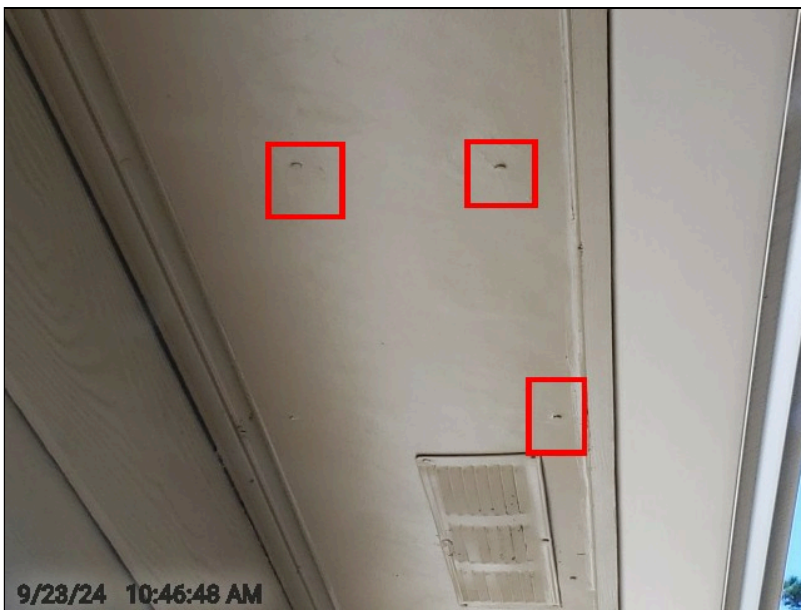
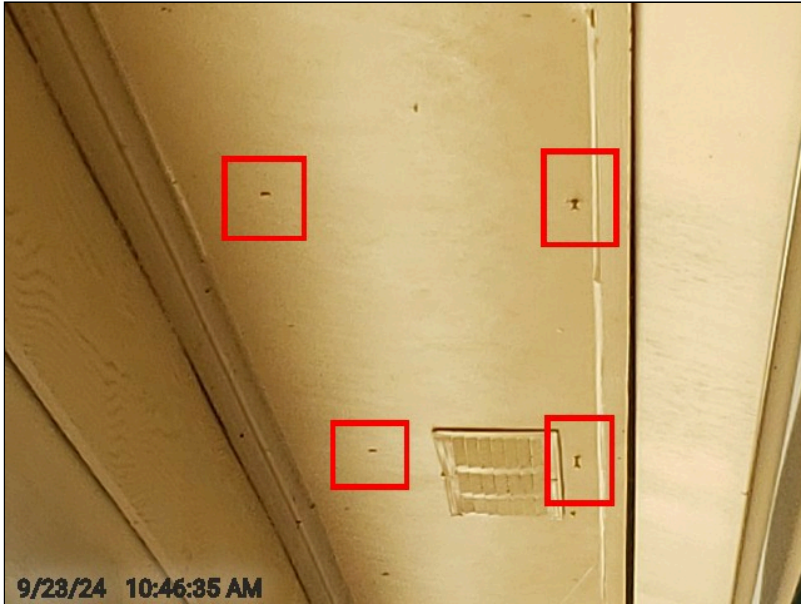
Items

12.0 Eaves, Soffits, And Fascias

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  The soffit trim needs to be nailed where the nails are backing out. All exposed nail heads need to be sealed and painted to match existing paint. A qualified contractor needs to repair. Location(s): back of the house

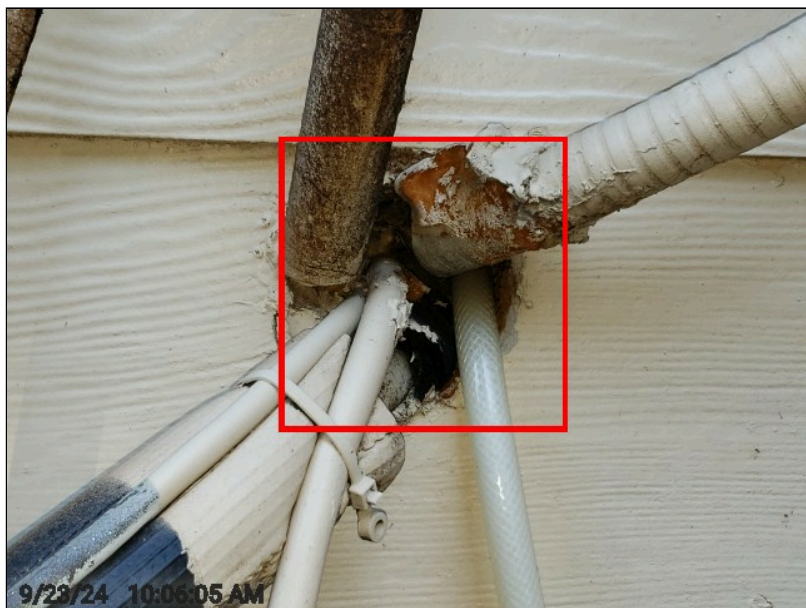


12.1 Siding And Siding Related Trim

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (1) All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: refrigerant lines



Marion Hodges Home Inspection Services

- 🏠 (2) Corner boards need to be caulked and painted. A qualified contractor needs to repair. Location(s): left side and back of the house





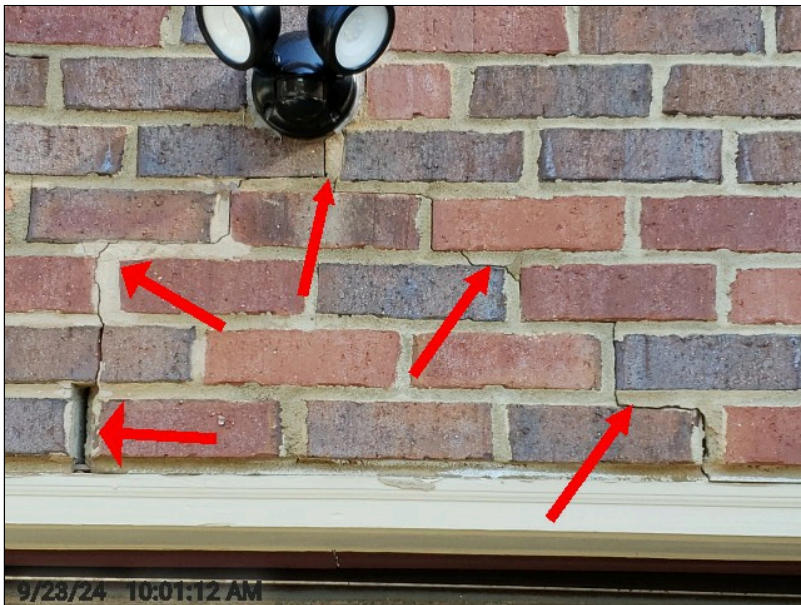
 (3) Trim needs primer, paint, and caulk. A qualified contractor needs to repair. Location(s): chimney

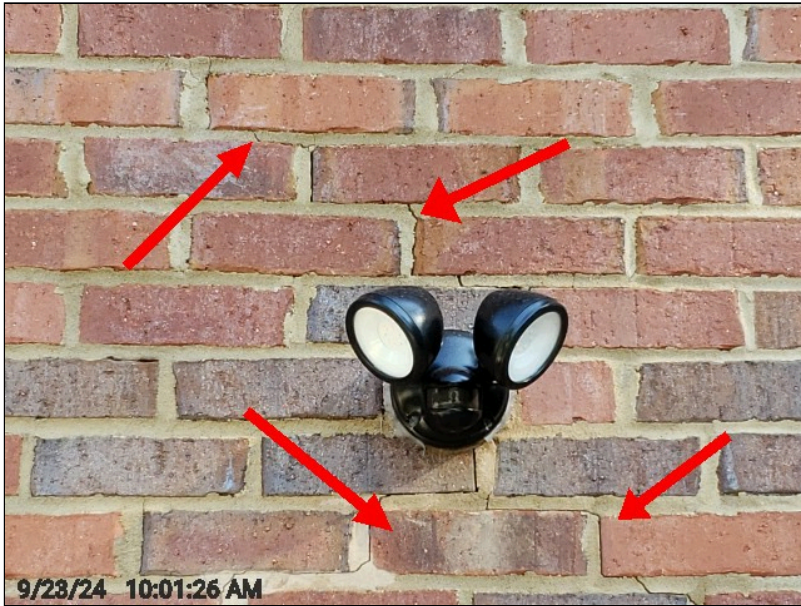


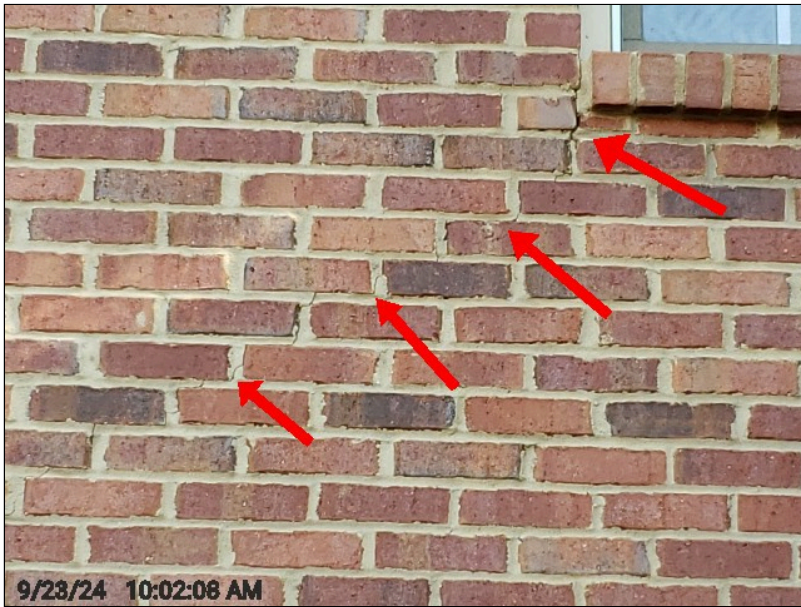
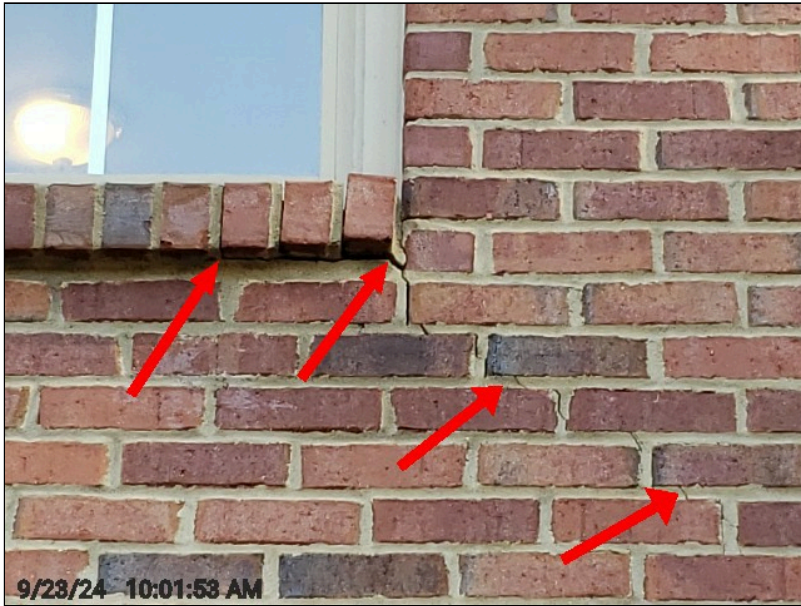
12.2 Brick, Stone, Stucco, Or Rock
Comments: Inspected, Repair or Replace

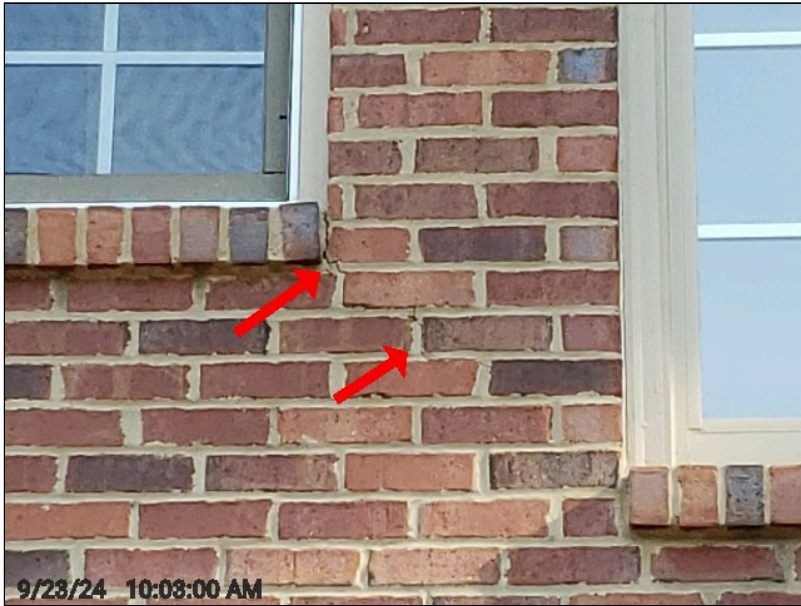
Marion Hodges Home Inspection Services

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









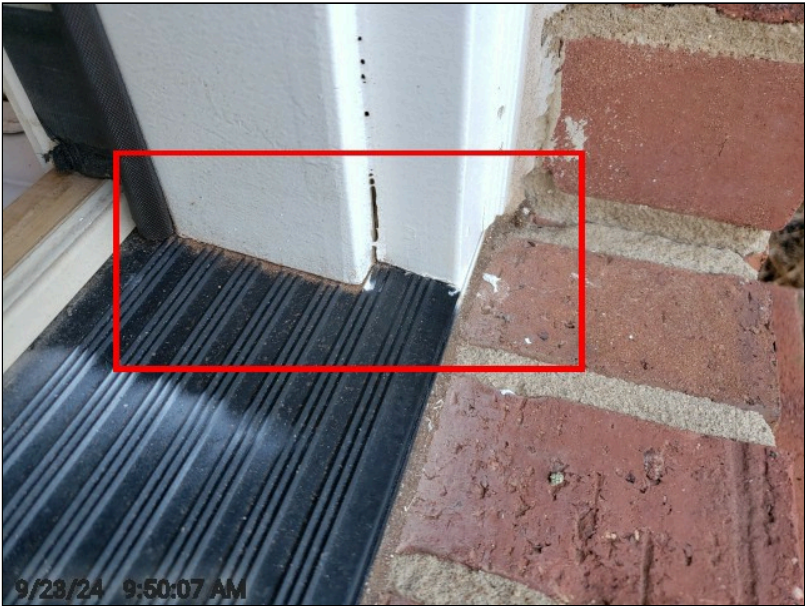
12.3 Doors (Exterior)

Comments: Inspected, Repair or Replace



(1) Joint between the door jambs and threshold needs to be caulked. A qualified contractor needs to caulk door jambs and threshold to prevent air intrusion or moisture penetration. Location(s): all exterior doors







(2) Door jamb is rotten. A qualified contractor needs to replace rotten wood. Location(s): front door



Marion Hodges Home Inspection Services

- 🏠 (3) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): front door



12.4 Windows

Comments: Inspected, Repair or Replace

- 🏠 (1) Windows need to be caulked. A qualified contractor needs to caulk windows to prevent air intrusion or moisture penetration. Location(s): front of house









Marion Hodges Home Inspection Services

- 🏠 (2) Rotten window sash(es) observed. A qualified contractor needs to replace window sash(es).
Location(s): front of the house





(3) Window trim is rotten. A qualified contractor needs to replace rotten window trim. Location(s): front and back of the house






12.5 Steps

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

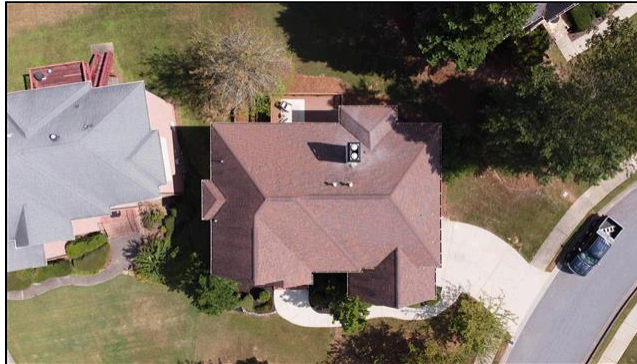
-  The guard rail on the steps and landing is loose. A qualified contractor needs to tighten guard rail.



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.

13. 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

6 years

Per Seller Disclosure

Chimney type:

Prefabricated metal chimney chase enclosed by wood framing

Fireplace type:

Factory built

Gas logs direct

vent

Number of fireplaces:

Two

Items

13.0 Roof Coverings

Comments: Inspected, Repair or Replace



There are cracked ridge shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair or replace cracked shingles.

**13.1 Flashing**

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 Kickout flashing needs to be installed to divert water into the gutters. Flashing is needed to prevent water from penetrating into the wall structure. Picture(s) are examples. A qualified roofer needs to repair.

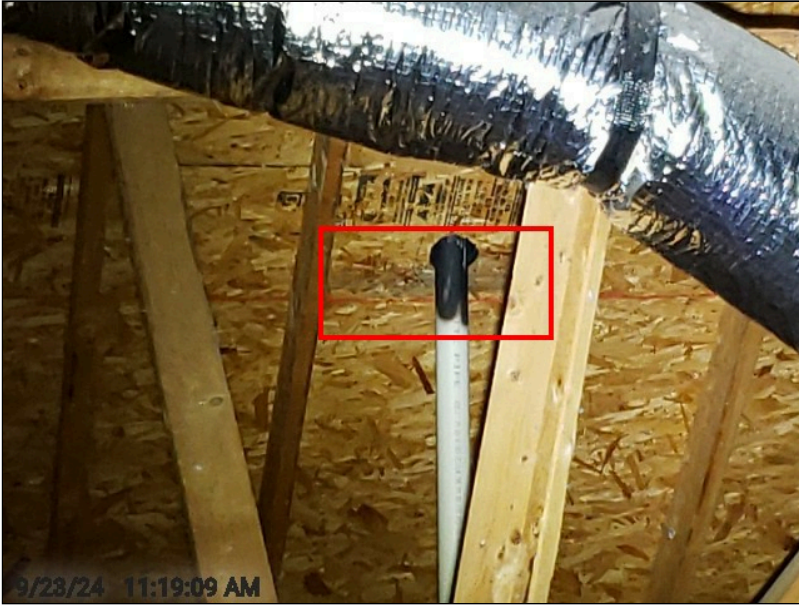


13.2 Roof Penetrations

Comments: Inspected, Repair or Replace

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





🏠 (2) Rusted vents need to be painted with corrosion resistant paint or replaced if there are holes in the vent. A qualified contractor needs to repair. Location(s): furnace vent



🏠 (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



13.3 Gutter Drainage Systems

Comments: Inspected, Repair or Replace



(1) 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): back of the house



Marion Hodges Home Inspection Services

- 🏠 (2) All downspouts that do not discharge onto a driveway or patio should be piped at least 10 feet away from the foundation. Improper gutter drainage can lead to water in basement or crawl space. If the pipe extensions are buried, PVC pipe should be used. Flexible pipe is subject to clogging, cannot be cleaned out without damaging the pipe, and is subject to damage from roots.



- 🏠 (3) The gutters and downspouts need to be cleaned.



13.4 Chimney and Fireplace

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (1) A qualified chimney sweep contractor needs to clean the chimney flue and leak test the gas valve. The inspector does not operate gas valves that are turned off. Leak checking gas valves is part of a standard chimney cleaning. Repairs made as needed.
- 🏠 (2) The gas line opening into the firebox is not sealed. The opening should be sealed with refractory sealant to prevent back drafting of heat. A qualified contractor needs to seal opening around gas pipe. Location(s): family room and primary bedroom



Marion Hodges Home Inspection Services

- 🏠 (3) The fuel source for the fireplace is gas logs. The damper on the 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. Location(s): family room and primary bedroom

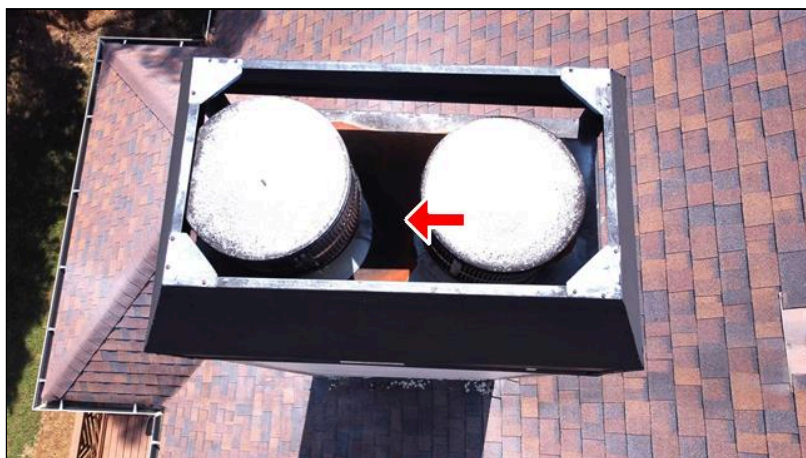


Marion Hodges Home Inspection Services

- 🏠 (4) A fresh air vent draft hood with 1/4" screen wire is needed at fresh air duct at duct termination for fireplace to keep water or wildlife out of duct. A qualified contractor needs to repair.



- 🏠 (5) The rain pan on top of the chimney is rusted. The rain pan needs to be sanded and painted with a corrosion resistant paint or replaced if there are holes in the rain pan. A qualified contractor needs to repair.



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.

14. Pest, Termite, and Wildlife

Items

14.0 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 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): primary bedroom attic accesses, main attic







General Summary

Marion Hodges Home Inspection Services

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

Customer


Address
5678 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



1.3 Microwave Oven

Inspected, Repair or Replace

-  The microwave is not securely fastened to the cabinet. The microwave moves when opening and closing the door. A qualified contractor needs to secure the microwave to the cabinet.

1.4 Dishwasher



Inspected, Repair or Replace

-  (1) The dishwasher is loose where attached to the underside of the kitchen countertop. A qualified contractor needs to secure the dishwasher.
-  (2) The dishwasher waste line should rise and be securely fastened to the upper side of the counter before connecting to the sink drain or disposal. This will prevent backflow into the dishwasher. A licensed plumbing contractor needs to repair.

2. Plumbing Systems


2.5 Lavatory Drain Stop And Drain Assembly

Inspected, Repair or Replace


-  (1) The sink drain stopper does not hold water. A licensed plumbing contractor needs to repair. Location(s): primary bath (left sink)
-  (2) The sink drain stopper rod is disconnected from the drain assembly. A licensed plumbing contractor needs to connect stopper rod. Location(s): basement bath

2.6 Toilets

Inspected, Repair or Replace







-  (1) The toilet will not stop running. A licensed plumbing contractor needs to repair. Location(s): primary bath

Marion Hodges Home Inspection Services

-  (2) The handle on the toilet has to be held for the toilet to flush. A licensed plumbing contractor needs to repair. Location(s): shared bath


2.7 Tubs and Showers

Inspected, Repair or Replace

-  (1) The tub spigot should be caulked to the wall surface to prevent water from entering wall cavity. A qualified contractor needs to repair. Location(s): main level bath, shared bath
-  (2) The tub is chipped/cracked. A qualified contractor needs to repair. Location(s): primary bath, shared bath
-  (3) The shower door does not have a sweep on the bottom of the door to prevent water from running out onto the floor. A qualified contractor needs to add sweep to bottom of door. Location(s): primary bath
-  (4) The shower door binds on the door opening. A qualified contractor needs to adjust door. Location(s): primary bath
-  (5) The shower diverter does not divert all water to the showerhead. A licensed plumbing contractor needs to repair. Location(s): private bath (front right bedroom) and shared bath
-  (6) The riser height into the basement bath shower is greater than 7 3/4 inches. This is a potential trip hazard. Location(s): basement bath


2.8 Whirlpool Tub

Inspected, Repair or Replace

-  (2) Whirlpool circulation pump motor did not start. A qualified contractor needs put the pump in working order.

2.13 Wet Bar Sink Drain Stop And Drain Assembly


Inspected, Repair or Replace

-  The sink drain has been retrofitted with flexible drain pipe. All drainage pipes and fittings should be smooth wall material with no ridges, ledges, or bends that will slow down or stop the flow. Flexible pipe has the tendency to clog. A licensed plumbing contractor needs to replace flexible pipe with smooth wall pipe. Location(s): wetbar

3. Plumbing Components


3.0 Water Heater

Inspected, Repair or Replace

-  The hot water temperature is too hot. The water temperature at the plumbing fixtures is above 125 degrees farenheit. Water heater manufacturers recommend hot water not be hotter than 125 degrees farenheit to prevent scalding, burning or other injuries. A licensed plumbing contractor needs to evaluate further and repair.



3.3 Vent Pipe

Inspected, Repair or Replace

-  Signs of back drafting was observed at the water heater vent pipe. There is melted plastic at the draft hood. This is a sign of incomplete burning of combustion gases. Back drafting can lead to increased levels of carbon monoxide. A licensed plumbing contractor needs to inspect further and repair.

3.4 Drain, Waste, and Vent Systems



Inspected, Repair or Replace

-  (2) There is a strong sewage odor at the wet bar. The wet bar sink drains into the dry vent from the sewage ejector. The sink drain should drain directly into the ejector pump well. A licensed plumbing contractor needs to repair.
-  (3) Sod patches in the front yard are in line with the sewer line. Check with seller is there was an issue with sewer line or if only sod replacement

3.6 Exterior Faucets


Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  (1) The back hose bibb leaks when water is activated. A licensed plumbing contractor needs to repair.
-  (2) The back hose bibb is not secure to the wall. The hose bibb needs to be secured to the wall and any openings around hose bibb caulked. A licensed plumbing contractor needs to secure hose bibb to wall and seal any openings around hose bibb.

3.8 Location Exterior Hose Bibb Shut Off Valves




Inspected, Repair or Replace

-  (2) An accessible interior cut off valve for the back hose bibb was not located. Hose bibbs subject to freezing should be equipped with an accessible cut off valve inside the building so that they can be controlled and/or drained during cold periods. The seller should identify where the cut off valve is located or a licensed plumber needs to add a cut off valve or locate the cut off valve.

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): throughout the house
-  (2) Receptacle box not secure to the wall. A licensed electrician needs to secure the outlet box. Location(s): garage
-  (3) Cover plate needed on receptacles. Replace cover plate where needed. Location(s): garage


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): basement bath



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

Inspected, Repair or Replace

-  Abandoned cable needs to be in a junction box with cover plate and wire nuts added as needed. A licensed electrician needs to repair. Location(s): garage


4.3 Connected Fixtures (interior light fixtures)

Inspected, Repair or Replace

-  (1) Lens cover needed on light fixture. A qualified contractor needs to install lens cover. Location(s): kitchen
-  (2) Light fixtures 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): pantry


4.4 Connected Fixtures (exterior light fixtures)

Inspected, Repair or Replace

-  Exterior light fixture 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): side door


4.5 Connected Fixtures (ceiling fans)

Inspected, Repair or Replace

-  Ceiling fans are out of balance. A licensed electrician needs to balance the ceiling fans. Location(s): main level bedroom, front bedroom, primary bedroom, great room

4.6 GFCI (Ground Fault Circuit Interrupters)


Inspected, Repair or Replace

-  (2) GFCI receptacle did not trip when tested with GFCI receptacle tester. A licensed electrician needs to repair. Location(s): basement door

4.7 Smoke Detectors

Marion Hodges Home Inspection Services


Inspected, Repair or Replace

-  To bring smoke detectors up to current code, a smoke detector is needed in every bedroom. There should be a 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 per current standards.

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

-  The disposal conduit is not secured to the side of the kitchen cabinet. A licensed electrician needs to secure conduit.

4.9 Distribution Panel Box And Disconnect Boxes


Inspected, Repair or Replace

-  (1) Double tapped neutrals were observed in the electrical panel on the same bus bar. If the house was built prior to 2002, this was the standard at the time. Current standards are for the neutrals and grounds to be terminated separately on the bus bar. Only one wire should be connected to each terminal. A licensed electrician needs to inspect further and repair.
-  (2) There are mismatched breakers in the electrical panel. Manufacturers legend label requires that only the panel manufacturers breakers be used in the panel or a compatible replacement is allowed to be used inside the panel. A licensed electrician needs to inspect further and replace any breaker that is not compatible with the panel.
-  (3) Tandem circuit breakers are installed in the electrical panel where they're not allowed. The tandem breakers can make an improper physical connection to the bus bar in the panelboard, which can create a fire hazard. Tandem circuit breakers increase the total load on the bus bars in a panelboard. If the bus bar of the panelboard has been damaged or altered to allow for the installation of tandem circuit breakers, the repair is to have the panelboard replaced. There is no way for a home inspector to determine if the bus bars have been damaged without actually removing the circuit breakers, removing breakers is outside the scope of a home inspection. A licensed electrician needs to evaluate further and repair.

5. Heating and Air Conditioning



5.0 Heating Equipment

Inspected, Repair or Replace

-  (1) The upstairs furnace did not start. An error code flashed on the thermostat, "Flame Failed To Ignite." A licensed heating and air conditioning contractor needs to evaluate further and put the equipment in working order.

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




Inspected, Repair or Replace

-  (1) The gas furnace and gas water heater would be in a sealed closet without a source to remove combustion gas if the doors were closed. Appears there needs to be a fresh air source. A licensed heating and air contractor needs to evaluate further and repair as needed.
-  (2) The mechanical room for the gas furnace and gas water heater is installed in the middle of the main hallway in the basement. If someone is in the rooms on the right side of the basement they would be trapped, in the event of a fire in the mechanical room. There needs to be an additional door installed on the right side of the basement for emergency exit (refer to pictures for location). A qualified contractor needs to repair.

Marion Hodges Home Inspection Services


5.4 Furnace Vent Pipe

Inspected, Repair or Replace

-  (1) 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 the insulation and condensation drain line. Location(s): attic and basement
-  (2) 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
-  (3) Water was observed dripping from the furnace vent pipe inside the air handler. Only the air conditioning had been running when the leak was discovered by the inspector. A licensed heating and air contractor needs to evaluate further and repair. Location(s): basement


5.7 Condensation Drain Lines And Overflow Pan

Inspected, Repair or Replace

-  (2) 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.

5.8 Supply And Return Air Plenum




Inspected, Repair or Replace

-  The foil tape has separated on the heating and air system in the attic. The foil tape joint should be sealed to prevent heating and cooling loss. A licensed heating and air contractor needs to tape joints as needed. Pictures shown are examples.

6. Interiors



6.0 Doors and Door Locks

Inspected, Repair or Replace

-  (1) Lock is broken. A qualified contractor needs to repair or replace lock. Location(s): laundry exterior door
-  (2) Doors need strike plate adjustments or hinges tightened to latch the door locks. Location(s): back left bedroom closet
-  (3) Door hinges need to be tightened. Location(s): primary bath



6.1 Windows

Inspected, Repair or Replace

-  (1) Insulation seals have failed on windows. A qualified contractor needs to replace failed glass. Location(s): family room, primary bath, primary bath toilet closet, front left bedroom and back left bedroom
-  (2) The window sash by the door is not tempered glass. All windows within 24" of either side of a door need to be tempered glass This is a safety issue. A qualified contractor needs to replace the glass with tempered glass. Location(s): breakfast area door



6.2 Steps, Stairways, Balconies, And Railings

Inspected, Repair or Replace

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

6.4 Bathroom Caulking and Tile

Inspected, Repair or Replace



-  (1) Tub walls need to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout. Location(s): main level bath
-  (2) Shower needs to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout shower. Location(s): primary bath

Marion Hodges Home Inspection Services

-  (3) Tile in shower is cracked. A qualified contractor needs to seal tile. Location(s): primary bath



6.5 Ceilings, Walls, And Floors

Inspected, Repair or Replace

-  (1) Sheetrock needs to be repaired at outlet cover plate. There should be no opening between cover plate and sheetrock. A qualified contractor needs to repair. Location(s): basement below the electrical panel
-  (2) Squeaking floors were noted. A qualified contractor needs to evaluate further and make needed repairs to stop floor from squeaking. Location(s): main level hall



6.6 Attic Access

Inspected, Repair or Replace

-  (1) The ladder on the pull down attic stair unit needs to be cut to fit floor at right angle. The legs are bowed. This creates an unsafe condition. The legs could break at the hinges or elsewhere. A qualified contractor needs to cut legs to fit floor.
-  (2) The attic stair unit does not close tight. Heating and air loss can be expected when there is not a tight seal. A qualified contractor needs to make repairs so door can close tight.

6.7 Potential Plumbing Leaks




Inspected, Repair or Replace

-  (1) Water stains observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): basement
-  (2) Water stains observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): basement

7. Garage

7.1 Garage Door

Inspected, Repair or Replace

-  (1) Door seal is not tight seal at the floor. A qualified contractor needs to repair. Location(s): garage door
-  (2) Casings supporting the garage doors have pulled away from the wall. A qualified contractor needs to re-nail casings or attach casings with lag screws as needed. Location(s): garage door
-  (3) Damaged panel(s) on the garage door(s). A qualified contractor needs to replace panel(s). Location(s): garage door

8. Insulation And Ventilation


8.0 Bathroom Venting Systems

Inspected, Repair or Replace

-  The exhaust fan does not work. A licensed electrician needs to put the fan in working order or replace the fan. Location(s): private bath (front right bedroom)

8.1 Laundry Venting System

Inspected, Repair or Replace



-  The damper on the dryer vent does not close on the exterior of the house. Outdoor exhausts should have automatic or gravity dampers that close when the ventilation system is not operating. A qualified contractor needs to clean the lint out of the end of duct on the exterior and verify the damper will close.

9. Decks And Porches

9.0 Hand Rails, Pickets, Decking


Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  (1) Rotten decking on the deck needs to be replaced. A qualified contractor needs to replace all rotten decking.
-  (2) A lot of the decking on the deck is splitting and cracked. Future replacement of the decking should be anticipated.


9.1 Deck Or Porch Floor Joist System

Inspected, Repair or Replace

-  The joist on the deck are not supported where the joist are nailed to the ledger board. Joist hangers are needed to provide the vertical support. Pictures shown are examples. A qualified contractor needs to add joist hangers.

9.3 Deck And Porch Stairs


Inspected, Repair or Replace

-  A graspable hand rail is needed on the deck steps. Graspable handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. A qualified contractor needs to install a graspable hand rail per current IRC deck standards.

11. Grounds


11.0 Driveways

Inspected, Repair or Replace

-  Uplifting of the driveway slab. The uplifting can be a potential trip hazard. A qualified contractor needs to replace the driveway where uplifted.


11.1 Walkways

Inspected, Repair or Replace

-  The sidewalk slab and steps have settled and slope towards the foundation. The slab needs to be sloped away from the foundation to prevent water from getting into the finish basement. A qualified contractor needs to repair.




11.3 Grading and Drainage

Inspected, Repair or Replace

-  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): right side, front, and back of the house

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


Inspected, Repair or Replace

-  (1) 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.
-  (2) 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.
-  (3) The dead tree in the backyard needs to be cut down. A qualified contractor needs to remove the tree.

12. Exterior

12.0 Eaves, Soffits, And Fascias




Inspected, Repair or Replace

-  The soffit trim needs to be nailed where the nails are backing out. All exposed nail heads need to be sealed and painted to match existing paint. A qualified contractor needs to repair. Location(s): back of the house

12.1 Siding And Siding Related Trim


Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  (1) All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: refrigerant lines
-  (2) Corner boards need to be caulked and painted. A qualified contractor needs to repair. Location(s): left side and back of the house
-  (3) Trim needs primer, paint, and caulk. A qualified contractor needs to repair. Location(s): chimney




12.2 Brick, Stone, Stucco, Or Rock

Inspected, Repair or Replace

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




12.3 Doors (Exterior)

Inspected, Repair or Replace

-  (1) Joint between the door jambs and threshold needs to be caulked. A qualified contractor needs to caulk door jambs and threshold to prevent air intrusion or moisture penetration. Location(s): all exterior doors
-  (2) Door jamb is rotten. A qualified contractor needs to replace rotten wood. Location(s): front door
-  (3) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): front door

12.4 Windows

Inspected, Repair or Replace

-  (1) Windows need to be caulked. A qualified contractor needs to caulk windows to prevent air intrusion or moisture penetration. Location(s): front of house
-  (2) Rotten window sash(es) observed. A qualified contractor needs to replace window sash(es). Location(s): front of the house
-  (3) Window trim is rotten. A qualified contractor needs to replace rotten window trim. Location(s): front and back of the house

12.5 Steps


Inspected, Repair or Replace

-  The guard rail on the steps and landing is loose. A qualified contractor needs to tighten guard rail.

13. Roofing, Gutters, Fireplace


13.0 Roof Coverings

Inspected, Repair or Replace

-  There are cracked ridge shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair or replace cracked shingles.




13.1 Flashing

Inspected, Repair or Replace

-  Kickout flashing needs to be installed to divert water into the gutters. Flashing is needed to prevent water from penetrating into the wall structure. Picture(s) are examples. A qualified roofer needs to repair.




13.2 Roof Penetrations

Inspected, Repair or Replace

-  (1) Water stains from past roof leak at vent flashing in the attic at plumbing boot. A qualified roofer needs to verify repairs have been made to stop leaks. Location(s): plumbing boot
-  (2) Rusted vents need to be painted with corrosion resistant paint or replaced if there are holes in the vent. A qualified contractor needs to repair. Location(s): furnace vent
-  (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






13.3 Gutter Drainage Systems

Inspected, Repair or Replace

-  (1) 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): back of the house
-  (2) All downspouts that do not discharge onto a driveway or patio should be piped at least 10 feet away from the foundation. Improper gutter drainage can lead to water in basement or crawl space. If the pipe extensions are buried, PVC pipe should be used. Flexible pipe is subject to clogging, cannot be cleaned out without damaging the pipe, and is subject to damage from roots.
-  (3) The gutters and downspouts need to be cleaned.

13.4 Chimney and Fireplace



Inspected, Repair or Replace

-  (1) A qualified chimney sweep contractor needs to clean the chimney flue and leak test the gas valve. The inspector does not operate gas valves that are turned off. Leak checking gas valves is part of a standard chimney cleaning. Repairs made as needed.
-  (2) The gas line opening into the firebox is not sealed. The opening should be sealed with refractory sealant to prevent back drafting of heat. A qualified contractor needs to seal opening around gas pipe. Location(s): family room and primary bedroom
-  (3) The fuel source for the fireplace is gas logs. The damper on the 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. Location(s): family room and primary bedroom
-  (4) A fresh air vent draft hood with 1/4" screen wire is needed at fresh air duct at duct termination for fireplace to keep water or wildlife out of duct. A qualified contractor needs to repair.
-  (5) The rain pan on top of the chimney is rusted. The rain pan needs to be sanded and painted with a corrosion resistant paint or replaced if there are holes in the rain pan. A qualified contractor needs to repair.

14. Pest, Termite, and Wildlife

14.0 Pest, Termite, and Wildlife Concerns

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 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): primary bedroom attic accesses, main attic

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

Marion Hodges Home Inspection Services

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Marion Hodges

Marion Hodges Home Inspection Services

Marion Hodges

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

