

# *Trademark Home Inspection Co.*

## Property Inspection Report



1035 Chateau Forrest Rd., SAMPLE, GA 12456

Inspection prepared for: Mr.SAMPLE REPORT

Date of Inspection: 3/21/2016 Time: 10 am

Age of Home: 2002 Size: 6000

Weather: Sunny 50

Radon placed at 4:30 pm. Results available at 5 pm on wednsday 3/23

Inspector: Cal Couch

003650

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**TRADEMARK**  
HOME INSPECTION CO.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items Trademark's inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Trademark recommends all work be performed by a licensed & bonded trade or profession. It is highly recommend to obtain copies of all receipts, warranties and permits for the work done. Note: Inspector will often reference areas or locations of the house. *Ex: Front Left or Right Rear*. Inspectors comments and references are made as if looking at the home from the street.

### Exterior Areas

Page 5 Item: 1	Doors	<ul style="list-style-type: none"> <li>• <i>Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.</i></li> </ul>
Page 6 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• <i>Caulk and seal all gaps, cracks and openings. Siding has several breaks due to improper install of hardi-board siding and gaps where siding has contracted after install</i></li> <li>• <i>The rain cap between the brick and the start of siding has a negative slope allowing water to intrude the home. Recommend repair/ replacement with proper slope to allow the cap to properly shed water. NOTE: The interior basement wall is saturated in this location ( see BASEMENT WALLS section for details)</i></li> </ul>

### Grounds

Page 8 Item: 2	Grading	<ul style="list-style-type: none"> <li>• <i>The exterior grading is improperly sloped towards the foundation on the right side of the home. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.</i></li> </ul>
Page 9 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• <i>Rear deck over carport is sagging and requires additional support. Recommend a licensed contractor to evaluate further and make corrective repairs</i></li> </ul>
Page 10 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> <li>• <i>Recommend adding additional support to stair strings where stairs attach to deck. Recommend adding stair stringer joist hangers</i></li> </ul>
Page 11 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• <i>Several exterior "patio,porch" outlets ( GFCI) did not shut off when tested, have a qualified electrician replace for safety</i></li> </ul>
Page 12 Item: 16	Patio and Porch Condition	<ul style="list-style-type: none"> <li>• <i>Front porch is built over/inside the homes foundation walls. Porch surface has failed and is sagging allowing water to intrude foundation. Recommend a licensed contractor to evaluate further and make repairs as needed. Note: Significant settling is due to a lack of column support and moisture deteriorated wood below. It is advised to have a structural engineer design or approve plans for repair</i></li> </ul>

### Roof

Page 14 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• <i>Ridge cap: deteriorated or missing shingles. Replacement of shingle required</i></li> <li>• <i>Exposed nails on roofing material. Recommend sealing all fastener heads.</i></li> </ul>
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**Electrical**

Page 20 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• <i>Burn marks observed on 2 mains. Recommend professional evaluation and any repairs needed by a licensed electrician. Note: infrared camera did not detect excessive heat in this location at time of inspection</i></li> </ul>
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**Heat/AC**

Page 26 Item: 4	Venting	<ul style="list-style-type: none"> <li>• <i>**VENTING OBSERVATIONS** Vent pipe PVC in basemen is leaking. Nonprofessional repair observed</i></li> </ul>
Page 26 Item: 5	Gas Valves	<ul style="list-style-type: none"> <li>• <i>Attic Gas line to furnace is improperly installed. Gas line is installed such that gas by-passes sediment trap. Recommend a licensed HVAC professional to evaluate further and make corrective repair</i></li> </ul>

**Interior Areas**

Page 30 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• <i>Several interior outlets failed when tested. Upstairs secondary outlet appears to be wired incorrectly and the main level office (First room on left) several outlets failed when tested. Recommend professional evaluation and replacement or repair of these outlets</i></li> </ul>
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**Bathroom**

Page 33 Item: 8	Floor Condition	<ul style="list-style-type: none"> <li>• <i>Master bathroom floor is not level and appears to have sagged since original construction. Note: Tile is cracked in master bath</i></li> </ul>
Page 33 Item: 11	Plumbing	<ul style="list-style-type: none"> <li>• <i>Visible leaking noted under the master bathroom drain line located in the basement. Recommend contacting a licensed plumbing contractor for repair options and corrective repairs</i></li> </ul>
Page 34 Item: 12	Showers	<ul style="list-style-type: none"> <li>• <i>**SHOWER BASE** pan appears to be cracked. Repairs observed however it is advised to seek further evaluation from a licensed plumber or contractor</i></li> </ul>
Page 34 Item: 14	Bath Tubs	<ul style="list-style-type: none"> <li>• <i>Master tub hardware leaks at base while in operation</i></li> </ul>

**Basement**

Page 40 Item: 1	Walls	<ul style="list-style-type: none"> <li>• <i>Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.</i></li> <li>• <i>Active leaks observed at the time of inspection. Location: Under front porch and left side of structure</i></li> </ul>
Page 41 Item: 5	Basement Electric	<ul style="list-style-type: none"> <li>• <i>Missing outlet covers/and or missing junction box cover plates - throughout basement. Recommend cover plates for safety See pictures.</i></li> </ul>
Page 41 Item: 9	Framing	<ul style="list-style-type: none"> <li>• <i>Deterioration/ damage of one or more floor joist noted. Recommend review and repair by a Qualified Contractor to evaluate load bearing members. Location: Under front porch</i></li> </ul>
Page 41 Item: 10	Subfloor	<ul style="list-style-type: none"> <li>• <i>Wood deterioration observed to floor framing members.</i></li> <li>• <i>Deterioration noted at sub flooring by excessive deflection, recommend review and repair by a qualified contractor. Location: Under front porch</i></li> </ul>

Thank you for choosing Trademark to inspect your new home! ***Please carefully read your entire Inspection Report.*** Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. Note: When reviewing your report, often times the inspector will point out an area of the home such as (back right corner). The inspector is always referring to the home looking at the house from the street. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note: This inspection report is a snapshot in time. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

## Inspection Details

### **1. Attendance**

In Attendance: Buyer Agent present

### **2. Home Type**

Home Type: Detached • Single Family Home

### **3. Occupancy**

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed.

# Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
	X			

### Observations:

- **SAFETY CONCERN:** The master bedroom exterior door threshold has a lip that could be a trip hazard
- Wood deterioration observed, wood rot in trim around door jams. Suggest repairs/replacement as needed.
- **Emergency Egress Concern.** Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.



SAFETY CONCERN: The master bedroom exterior door threshold has a lip that could be a trip hazard



Recommend adding a kick plate to under threshold to prevent threshold damage



Minor repair needed- pet damage observed at several exterior door weatherstripping



Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.



Wood deterioration observed, wood rot in trim around door jams. Suggest repairs/replacement as needed.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				



### 3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Brick veneer noted. • Cement siding noted.

Observations:

- *Caulk and seal all gaps, cracks and openings. Siding has several breaks due to improper install of hardi-board siding and gaps where siding has contracted after install*
- *The rain cap between the brick and the start of siding has a negative slope allowing water to intrude the home. Recommend repair/ replacement with proper slope to allow the cap to properly shed water. NOTE: The interior basement wall is saturated in this location ( see BASEMENT WALLS section for details)*



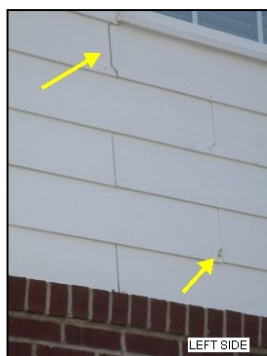
Caulk and seal all gaps, cracks and openings. Siding has several breaks due to improper install of hardi-board siding and gaps where siding has contracted after install



Caulk and seal all gaps, cracks and openings. Siding has several breaks due to improper install of hardi-board siding and gaps where siding has contracted after install



Recommend a vent cover be added to protect penetrations



Caulk and seal all gaps, cracks and openings. Siding has several breaks due to improper install of hardi-board siding and gaps where siding has contracted after install



The rain cap between the brick and the start of siding has a negative slope allowing water to intrude the home. Recommend repair/ replacement with proper slope to allow the cap to properly shed water. NOTE: The interior basement wall is saturated in this location ( see BASEMENT WALLS section for details)

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Moisture damage, wood rot, observed. Recommend review for repair as necessary.*



Moisture damage, wood rot, observed. Recommend review for repair as necessary.

## 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Weathered wood surfaces observed at chimney trim. Wood deterioration and rot can occur. Prep, prime and paint wood trim as needed.*



Weathered wood surfaces observed at chimney trim. Wood deterioration and rot can occur. Prep, prime and paint wood trim as needed.



Finish worked is required at siding

## 6. Stucco

Good	Fair	Poor	N/A	None
			X	X



# Grounds

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- *Driveway in good shape for age and wear. Minor and typical cracks. Recommend sealing to prevent expansion*



Minor settling under front brick paver walk



Driveway in good shape for age and wear. Minor and typical cracks. Recommend sealing to prevent expansion

## 2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- *The exterior grading is improperly sloped towards the foundation on the right side of the home. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.*



The exterior grading is improperly sloped towards the foundation on the right side of the home. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Tree limbs within 10 feet of roofline should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. This will also reduce the risk of wildlife and pests entering structure*



Tree limbs within 10 feet of roofline should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. This will also reduce the risk of wildlife and pests entering structure



Recommend cutting or removing roots that are too close to foundation wall

#### 4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

#### 5. Patio and Porch Deck

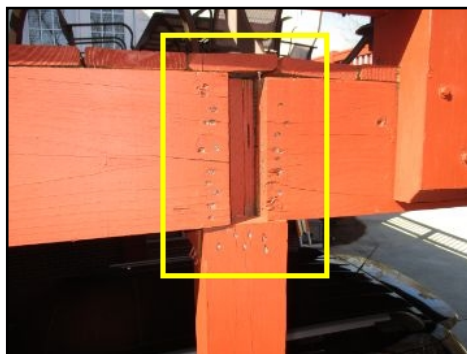
Good	Fair	Poor	N/A	None
		X		

Observations:

- *Rear deck supports require post to beam connectors or simpson ties to secure attachment and prevent warping supports to twist and turn.*
- *Rear deck over carport is sagging and requires additional support. Recommend a licensed contractor to evaluate further and make corrective repairs*



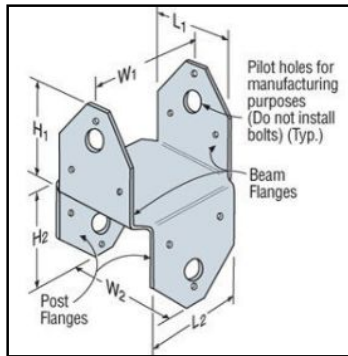
Rear deck over carport is sagging and requires additional support. Recommend a licensed contractor to evaluate further and make corrective repairs



Rear deck supports require post to beam connectors or simpson ties to secure attachment and prevent warping supports to twist and turn.



Rear deck over carport is sagging and requires additional support. Recommend a licensed contractor to evaluate further and make corrective repairs



Example: Post to beam connector

## 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

### Observations:

- **Recommend adding additional support to stair strings where stairs attach to deck. Recommend adding stair stringer joist hangers**



Recommend adding additional support to stair strings where stairs attach to deck.

Recommend adding stair stringer joist hangers



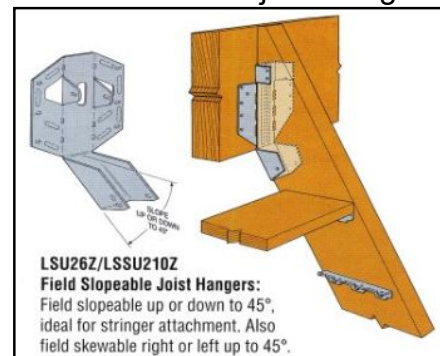
Deck major guard rails are screwed in and not properly secure with lag bots



Recommend adding additional support to stair strings where stairs attach to deck. Recommend adding stair stringer joist hangers



Recommend adding additional support to stair strings where stairs attach to deck. Recommend adding stair stringer joist hangers



Example: Sloped stair hangers

## 7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				



## 8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Several exterior "patio,porch" outlets ( GFCI) did not shut of when tested, have a qualified electrician replace for safety



Several exterior "patio,porch" outlets ( GFCI) did not shut of when tested, have a qualified electrician replace for safety

Several exterior "patio,porch" outlets ( GFCI) did not shut of when tested, have a qualified electrician replace for safety

## 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior of structure.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

## 10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

## 11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- High pressure.90+ psi noted. Recommend a licensed plumber to adjust pressure regulator.

## 12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted. Basement



Pressure regulator noted. Basement



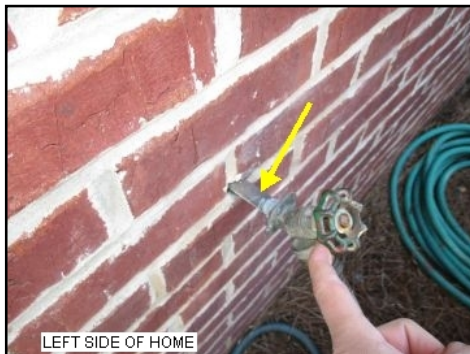
Pressure regulator noted. Basement

### 13. Exterior Faucet Condition

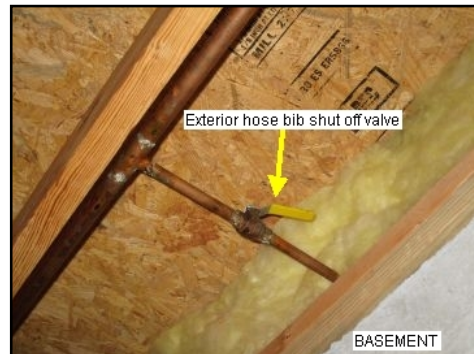
Good	Fair	Poor	N/A	None
	X			

Observations:

- *Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.*



Exterior hose bib is not properly secure to the structure



Exterior hose bib shut-offs are located in basement

### 14. Balcony

Good	Fair	Poor	N/A	None
			X	

### 15. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

### 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
		X		

Materials: The patio/porch roof is the same as main structure.

Observations:

- *Front porch is built over/inside the homes foundation walls. Porch surface has failed and is sagging allowing water to intrude foundation. Recommend a licensed contractor to evaluate further and make repairs as needed. Note: Significant settling is due to a lack of column support and moisture deteriorated wood below. It is advised to have a structural engineer design or approve plans for repair*





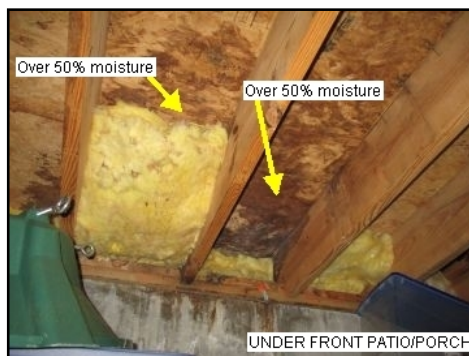
FRONT PORCH

Front porch is built over/inside the homes foundation walls. Porch surface has failed and is sagging allowing water to intrude foundation. Recommend a licensed contractor to evaluate further and make repairs as needed. Note: Significant settling is due to a lack of column support and moisture deteriorated wood below. It is advised to have a structural engineer design or approve plans for repair



FRONT PORCH

Front porch is built over/inside the homes foundation walls. Porch surface has failed and is sagging allowing water to intrude foundation. Recommend a licensed contractor to evaluate further and make repairs as needed. Note: Significant settling is due to a lack of column support and moisture deteriorated wood below. It is advised to have a structural engineer design or approve plans for repair



UNDER FRONT PATIO/PORCH

Front porch is built over/inside the homes foundation walls. Porch surface has failed and is sagging allowing water to intrude foundation. Recommend a licensed contractor to evaluate further and make repairs as needed. Note: Significant settling is due to a lack of column support and moisture deteriorated wood below. It is advised to have a structural engineer design or approve plans for repair

## 17. Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from roof

Materials: Asphalt shingles noted.- 30 year architectural

Observations:

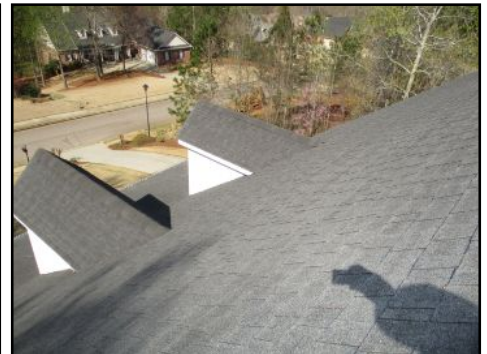
- *No major system safety or function concerns noted at time of inspection.*
- *Ridge cap: deteriorated or missing shingles. Replacement of shingle required*
- *Exposed nails on roofing material. Recommend sealing all fastener heads.*



Ridge cap: deteriorated or missing shingles. Replacement of shingle required



Very good granular life remaining on roofing material



General view of roof



Recommend sealing all exposed nail heads



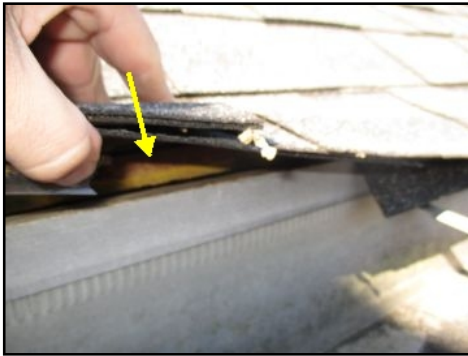
Exposed nails on roofing material. Recommend sealing all fastener heads.

## 2. Flashing

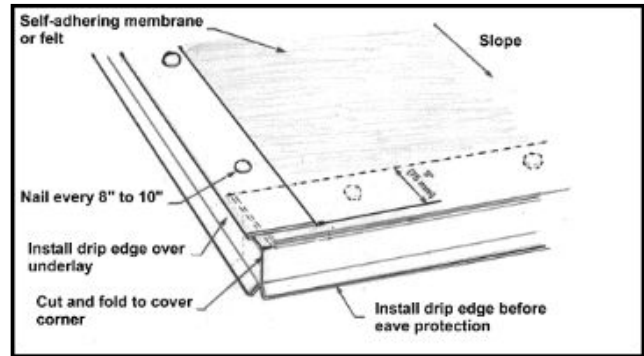
Good	Fair	Poor	N/A	None
X				

Observations:

- *No drip edge flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.*



No drip edge flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.



Example: Drop edge flashing

### 3. Chimney

Good	Fair	Poor	N/A	None
X				

### 4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

### 5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				



### 6. Vent Caps

Good	Fair	Poor	N/A	None
X				



No leaks observed around plumbing boots/vent cap



Recommend sealing all plumbing boots , although no leaks or daylight visible these seals weather quickly

## 7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- *Clean gutters: debris evident.*



# Garage

## 1. Walls

Good	Fair	Poor	N/A	None
X				



Minor water intrusion observed on interior garage walls/baseboard

## 2. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- *The anchor bolts were not visible, obscured by drywall.*

## 3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Painted concrete floors noted.

Observations:

- *Cracks observed. Recommend monitoring for further expansion*



Cracks observed. Recommend monitoring for further expansion

## 4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

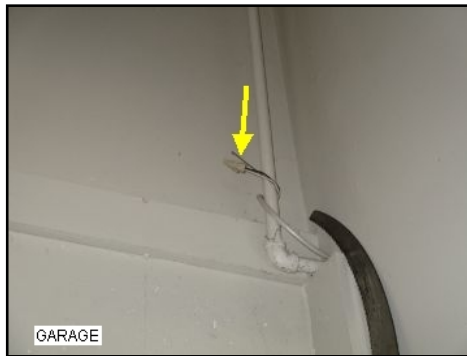
## 5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Exposed electrical wires observed in garage , recommend placing loose wiring inside a junction box*





Exposed electrical wires observed in garage , recommend placing loose wiring inside a junction box

## 6. Exterior Door

Good	Fair	Poor	N/A	None
X				



Recommend adding a cover over pet door

## 7. Fire Door

Good	Fair	Poor	N/A	None
X				

## 8. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- *No deficiencies observed.*

## 9. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- *The garage door appeared functional during the inspection. - Recommend lubricating doors for reduction of friction and squeaks*



The garage door appeared functional during the inspection. - Recommend lubricating doors for reduction of friction and squeaks

### 10. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

### 11. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- *Eye beam system present and operating.*

# Electrical

## 1. Electrical Panel

Good	Fair	Poor	N/A	None
	X	X		

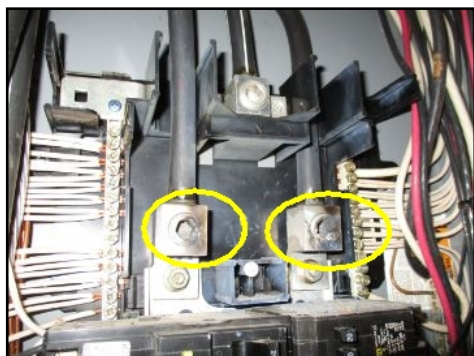
Location: Main Location: • Exterior of structure.

Location: Sub Panels Location: • Located in the basement.

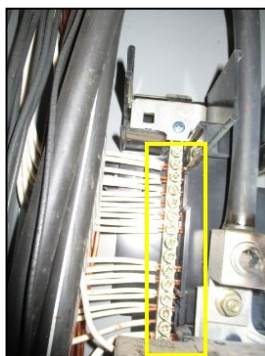
Observations:

• *Questionable wiring in panel box. 1) Sub - Neutral wires improperly double tapped on bus bar Have licensed electrician evaluate and run neutral wires to a dedicated slot on bus bar.*

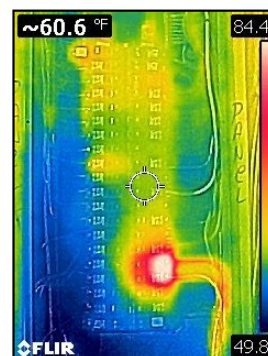
• *Burn marks observed on 2 mains. Recommend professional evaluation and any repairs needed by a licensed electrician. Note: infrared camera did not detect excessive heat in this location at time of inspection*



Burn marks observed on 2 mains. Recommend professional evaluation and any repairs needed by a licensed electrician. Note: infrared camera did not detect excessive heat in this location at time of inspection



Questionable wiring in panel box. 1) Sub - Neutral wires improperly double tapped on bus bar Have licensed electrician evaluate and run neutral wires to a dedicated slot on bus bar.



Electrical panel

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

• *200 amp*



200 amp



200 amp

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- *There is an underground service lateral noted.*

# Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- *The water heater base is functional.*

## 2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the basement.

Observations:

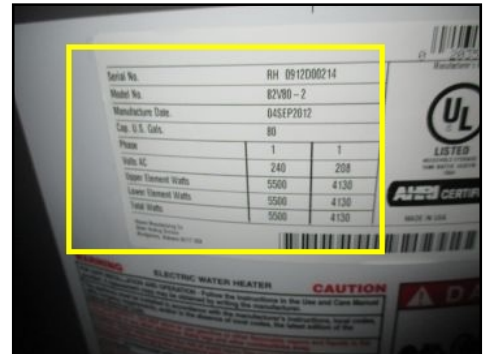
- *Tanks appear to be in satisfactory condition -- no concerns.*



Tanks appear to be in satisfactory condition -- no concerns.



Rheem water heater - electric



Water heater data plate - Age 2012, 80 gallon

## 3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- *A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.*

## 4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

## 5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- *No deficiencies observed at the visible portions of the supply piping.*

## 6. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper • CPVC



# Attic

## 1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access walk in door
- Attc access frame door has improper fasteners. Frame install instructions required 16 D nails



IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access walk in door



Attc access frame door has improper fasteners. Frame install instructions required 16 D nails

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Turtle vents noted
- Recommend sealing all exposed nails heads to prevent leaking



Recommend sealing all exposed nails heads to prevent leaking



Turtle vents noted

## 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

## 5. Duct Work

Good	Fair	Poor	N/A	None
X				

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- *Most areas not accessible due to insulation.*

## 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- *PVC plumbing vents*

## 8. Insulation Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Blown in insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- *Insulation appears inadequate/sparse in some areas. Insulation depth is less than 8 in several areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches*



Insulation appears inadequate/sparse in some areas. Insulation depth is less than 8 in several areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches

## 9. Chimney

Good	Fair	Poor	N/A	None
X				

## 10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- *Functional.*
- *Could not access all locations.*

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the attic • The furnace is located in the basement

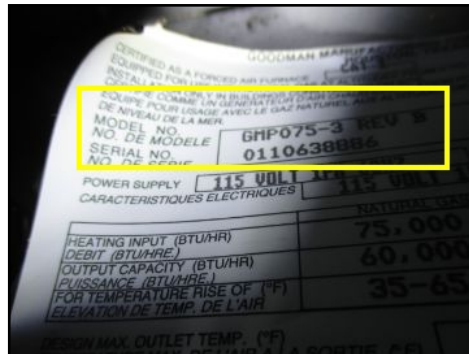
Materials: Gas fired forced hot air.

Observations:

• **Fuel Furnace:** Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Goodman Gas furnace located in attic



Attic furnace data plate: Unit appears to be original 2001



Heat tested functional - Adequate temperatures noted



Basement furnace - Gas



Basement furnace data plate - Brand: Goodman Age: 2002



Heat tested functional - Adequate temperatures noted

## 2. Heater Base

Good	Fair	Poor	N/A	None
X				

## 3. Enclosure

Good	Fair	Poor	N/A	None
X				



Attic furnace enclosure is clean for age of unit



Basement furnace enclosure is clean for age of unit - Minor rust and scale

## 4. Venting

Good	Fair	Poor	N/A	None
	X			

### Observations:

- **\*\*VENTING MATERIALS\*\***
- *Metal single wall chimney vent pipe noted.*
- *Plastic - PVC vent noted. Basement*
- **\*\*VENTING OBSERVATIONS\*\*** *Vent pipe PVC in basemen is leaking. Nonprofessional repair observed*



**\*\*VENTING OBSERVATIONS\*\*** Vent pipe PVC in basemen is leaking. Nonprofessional repair observed

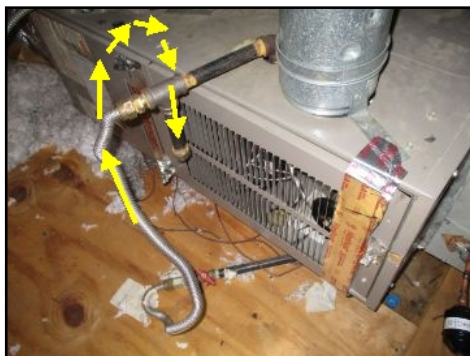
## 5. Gas Valves

Good	Fair	Poor	N/A	None
	X			

### Observations:

- *Gas shut off valves were present and functional.*
- *Attic Gas line to furnace is improperly installed. Gas line is installed such that gas by-passes sediment trap. Recommend a licensed HVAC professional to evaluate further and make corrective repair*





Attic Gas line to furnace is improperly installed. Gas line is installed such that gas by-passes sediment trap. Recommend a licensed HVAC professional to evaluate further and make corrective repair

## 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X	X			

Observations:

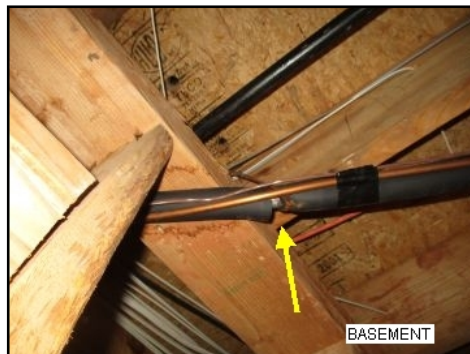
- *Missing insulation /Gaps in insulation observed in the basement*



Recommend removal of old refrigerant lines and seal hole at structure



Minor rust from past leak in attic furnace drain pan



Missing insulation /Gaps in insulation observed in the basement



Missing insulation /Gaps in insulation observed in the basement

## 7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Location: The compressor is located on the exterior grounds.

Observations:

- *Units not tested or turned on due to exterior ambient temperatures below 60°. Testing the units in colder weather could damage the units*
- *AC Data plate - Brand: Lennox. Age 2015, 4 Ton unit*
- *Exterior units not level. This can affect system performance. Recommend making all units level*





Exterior units not level. This can affect system performance. Recommend making all units level



AC data plate , Brand Trane , Age 2015, 3 ton unit. Note: This unit appears to be too large for the amount of conditioned space it serves



AC Data plate - Brand: Lennox. Age 2015, 4 Ton unit



Exposed wires observed outside the AC unit - \*All wiring should be placed on interior of unit

## 8. Air Supply

Good	Fair	Poor	N/A	None
X				

## 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- *The return air supply system appears to be functional.*

## 10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside heater cabinet. • Located in a filter grill in ceiling located upstairs hall

Observations:

- *Furnace filter dirty. Needs replacement.*



Furnace filter dirty. Needs replacement. 14x20x1

11. Thermostats

Good	Fair	Poor	N/A	None
X				

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- *Most not accessible due to stored personal items.*

### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- *Operated normally when tested, at time of inspection.*

### 3. Closets

Good	Fair	Poor	N/A	None
X				

### 4. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- *Operated normally when tested.*

### 5. Doors

Good	Fair	Poor	N/A	None
X				

### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Several interior outlets failed when tested. Upstairs secondary outlet appears to be wired incorrectly and the main level office ?(First room on left) several outlets failed when tested. Recommend professional evaluation and replacement or repair of these outlets*



UPSTAIRS BEDROOM (FRONT)

Several interior outlets failed when tested. Upstairs secondary outlet appears to be wired incorrectly and the main level office ?(First room on left) several outlets failed when tested. Recommend professional evaluation and replacement or repair of these outlets

## 7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SMOKE DETECTORS\*\***
- *Operated when tested. \* It is advised to replace all batteries prior to occupying home*

## 8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

## 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- *Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.*

## 10. Patio Doors

Good	Fair	Poor	N/A	None
X				

## 11. Screen Doors

Good	Fair	Poor	N/A	None
			X	

## 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- *Some areas not accessible due to stored personal items.*

## 13. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:

- **\*\*Gas Fireplace. Tested and functional**

## 14. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.

Observations:

- *In the event of an emergency it appears that the windows could cause an issue of quick egress due to the windows are difficult to open for a small child for escape. Recommend review and repair to allow easy exit in the event of an emergency situation.*

## 15. Floor Condition

Good	Fair	Poor	N/A	None
X				

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- *Most not accessible due to stored personal items.*

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

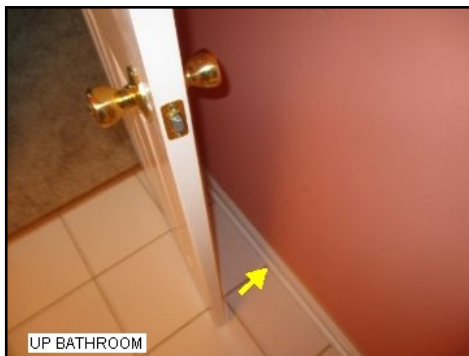
- *Small cracking/Nail pops in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.*

## 3. Counters

Good	Fair	Poor	N/A	None
X				

## 4. Doors

Good	Fair	Poor	N/A	None
X				



No door stop in upstairs bathroom

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- *GFCI in place and operational*

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- *The bath fan was operated and no issues were found.*



## 8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

### Observations:

- *Master bathroom floor is not level and appears to have sagged since original construction. Note: Tile is cracked in master bath*



Master bathroom floor is not level and appears to have sagged since original construction. Note: Tile is cracked in master bath

## 9. Heating

Good	Fair	Poor	N/A	None
X				

## 10. Mirrors

Good	Fair	Poor	N/A	None
X				

## 11. Plumbing

Good	Fair	Poor	N/A	None
	X	X		

### Observations:

- *Visible leaking noted under the master bathroom drain line located in the basement. Recommend contacting a licensed plumbing contractor for repair options and corrective repairs*



Visible leaking noted under the master bathroom drain line located in the basement. Recommend contacting a licensed plumbing contractor for repair options and corrective repairs

## 12. Showers

Good	Fair	Poor	N/A	None
	X			

### Observations:

- *\*\*SHOWER BASE\*\* pan appears to be cracked. Repairs observed however it is advised to seek further evaluation from a licensed plumber or contractor*



MASTER SHOWER BASE

**\*\*SHOWER BASE\*\*** pan appears to be cracked. Repairs observed however it is advised to seek further evaluation form a licensed plumber or contractor

### 13. Shower Walls

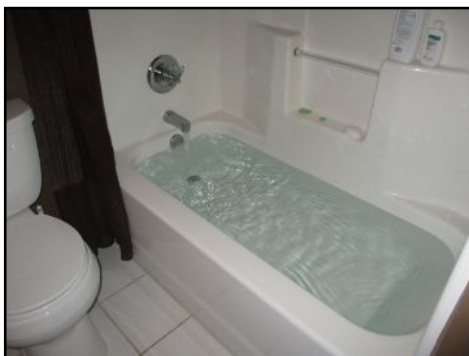
Good	Fair	Poor	N/A	None
X				

### 14. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Whirlpool*
- *Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.*
- *Master tub hardware leaks at base while in operation*



All tubs filled and overflow drains tested functional



MASTER TUB JETS

Jets tested and functional



MASTER TUB

Master tub hardware leaks at base while in operation

### 15. Enclosure

Good	Fair	Poor	N/A	None
X				

### 16. Sinks

Good	Fair	Poor	N/A	None
X				

## 17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilet loose and may need re-anchoring. Upstairs bathroom



Toilet loose and may need re-anchoring. Upstairs bathroom

## 18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

## 2. Counters

Good	Fair	Poor	N/A	None
X				

## 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- *Operated. Full cycle run successfully*

## 4. Microwave

Good	Fair	Poor	N/A	None
X				

## 5. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- *Gas cook top noted.*
- *All heating elements operated when tested.*



Tested and functional

## 6. Oven & Range

Good	Fair	Poor	N/A	None
X				

## 7. Sinks

Good	Fair	Poor	N/A	None
X				

## 8. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Electrical

Good	Fair	Poor	N/A	None
X				

11. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• *GFCI in place and operational.*



# Laundry

## 1. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- *The dryer vent has a damaged or clogged exterior cover. Recommend repair or cleaning to prevent a fire hazard*



The dryer vent has a damaged or clogged exterior cover. Recommend repair or cleaning to prevent a fire hazard

## 2. Electrical

Good	Fair	Poor	N/A	None
X				

## 3. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- *Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.*

## 4. Gas Valves

Good	Fair	Poor	N/A	None
			X	

## 5. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- *Some not accessible.*

# Foundation

## 1. Foundation Walls

Good	Fair	Poor	N/A	None
X				

## 2. Cripple Walls

Good	Fair	Poor	N/A	None
X				

## 3. Foundation Electrical

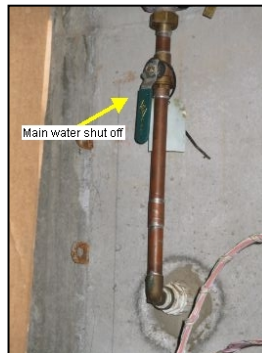
Good	Fair	Poor	N/A	None
X				

## 4. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SUPPLY\*\***
- 3/4 inch copper



## 5. Sump Pump

Good	Fair	Poor	N/A	None
			X	X

# Basement

## 1. Walls

Good	Fair	Poor	N/A	None
		X		

Materials: **\*\*BASEMENT\*\***

Observations:

- *Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.*
- *Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.*
- *Active leaks observed at the time of inspection. Location: Under front porch and left side of structure*



Active leaks observed at the time of inspection. Location: Under front porch and left side of structure



Active leaks observed at the time of inspection. Location: Under front porch and left side of structure



Active leaks observed at the time of inspection. Location: Under front porch and left side of structure



Active leaks observed at the time of inspection. Location: Under front porch and left side of structure



Active leaks observed at the time of inspection. Location: Under front porch and left side of structure . Source of interior basement wall leaks

## 2. Insulation

Good	Fair	Poor	N/A	None
X				

## 3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

## 4. Plumbing Materials

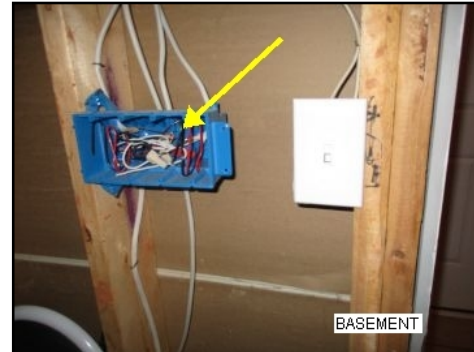
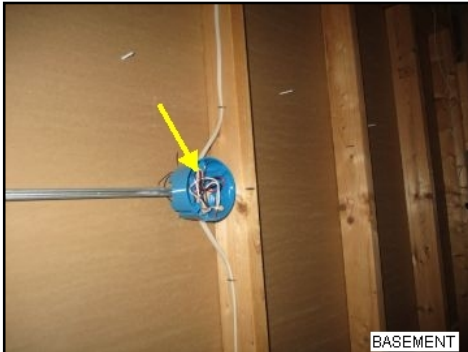
Good	Fair	Poor	N/A	None
X				

## 5. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing outlet covers/and or missing junction box cover plates - throughout basement. Recommend cover plates for safety See pictures.



Missing outlet covers/and or missing junction box cover plates - throughout basement. Recommend cover plates for safety See pictures.

Missing outlet covers/and or missing junction box cover plates - throughout basement. Recommend cover plates for safety See pictures.

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

## 7. Stairs

Good	Fair	Poor	N/A	None
X				

## 8. Railings

Good	Fair	Poor	N/A	None
X				

## 9. Framing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Deterioration/ damage of one or more floor joist noted. Recommend review and repair by a Qualified Contractor to evaluate load bearing members. Location: Under front porch

## 10. Subfloor

Good	Fair	Poor	N/A	None
		X		

Observations:

- Wood deterioration observed to floor framing members.
- Deterioration noted at sub flooring by excessive deflection, recommend review and repair by a qualified contractor. Location: Under front porch

## 11. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
	X			

Observations:

- *Some ducts not connected*

## 12. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted.

Observations:

- *Cracks observed. Recommend monitoring for further expansion \* Radon being tested*