



Home Inspection
for



Inspected By:

John Miller

Home and Stucco Inspections, Inc.

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HOME INSPECTION REPORT

HOME AND STUCCO INSPECTIONS, INC.

Norcross, Georgia

Phone:(770)246-9448 Fax:(770)242-5979

Brief Description of the Subject Structure

This two-story wood frame structure is a single-family residence, constructed in the year circa 1989. It has a two-car attached garage; an asphalt shingle roof; brick and composition cladding; and a concrete block foundation enclosing the crawlspace. The front of the home faces Southwest.

Address of Subject Property:

Copy to:

Inspected for:

Inspected by:

John Miller
Home and Stucco Inspections, Inc.

Fee	_____
Paid	_____
Check #	_____
Dated	01/15/09
Billed Date	N/A

Inspection Date	01/15/09
Time Started	2:00 PM
Weather	Clear / Sunny
Temperature	38 degrees
Recent Weather	Rain in the last week

Scope of Inspection: Per your request, the subject property; i.e., the grounds, exterior surfaces visible from ground, garage, carport, structure, attic, basement, crawl space, electrical system, heating system, air conditioning system, plumbing, fireplace, built-in appliances have been visually inspected if present, and major installed systems and components are described. This report, intended to provide you with a better understanding of the condition of the property, reflects our observations and opinions at the time of the inspection and no warranty is expressed or implied. **If this inspection report is received and/or used by the Client, the conditions of this Scope of Inspection are agreed to by the Client.** This inspection and resultant report is conducted and prepared in accordance with the applicable laws of the State of Georgia and the Inspection Standards of the American Society of Home Inspectors. The inspector is not required to: walk on roof; activate utilities; activate systems or equipment that are shut down; report on or evaluate systems or components life expectancy, adequacy, efficiency, or cause of the need to repair; observe items or areas if concealed or not readily accessible; evaluate suitability for any specialized use or conformance to any previous or present regulatory requirements or building codes; or evaluate the present or future market value or marketability of the property. Unless specifically agreed upon and reported on, no inspection or evaluation was made concerning any environmental conditions, soil or geological conditions, recreational facilities, outbuildings, alarms, communication systems, pools, spas, irrigation systems, sewage disposal systems; the presence or absence of pests, wood destroying organisms, mold, fungi, or possible hazardous materials or conditions. **In the event that Home and Stucco Inspections, Inc. or its inspectors are found liable for any errors or omissions, the total value of all claims per subject property are limited to the amount of the inspection fee paid.**

Notice to Client: Those items marked in the "See Summary" column of this report may be acceptable to you when considering the intended use and / or value of the property. This report generally excludes those items which are considered purely cosmetic in nature, but in some instances may be mentioned in the "Summary" section for clarification or maintenance purposes. If references are made to building codes or other standards, these are made in an effort to clarify the issue, and are not intended to infer a building code violation, since Home and Stucco Inspections, Inc. is a private corporation, not a regulatory or policing agency. If any estimates of repair costs or methods of repair were provided, these are only to be considered as rough "ballpark" estimates or methods, not quotations, since Home and Stucco Inspections, Inc., does not perform repairs. Prices and methods of repair may vary depending upon the contractor, engineer, or architect selected.

LEGEND:

"X" IN THE "**Satisfactory**" COLUMN INDICATES THE ITEM APPEARS INSTALLED ACCEPTABLY AND IS FUNCTIONING.

"X" IN THE "**See Summary**" COLUMN INDICATES THE ITEM APPEARS INSTALLED UNACCEPTABLY, BROKEN OR NOT FUNCTIONING AND NEEDS CORRECTION, FURTHER ACTION, OR CLARIFICATION.

ALSO:

THE CONVENTION USED TO IDENTIFY LOCATIONS, BOTH INSIDE AND OUTSIDE, IS TO ASSUME YOU ARE STANDING IN THE FRONT YARD LOOKING AT THE FRONT OF THE STRUCTURE; RELATIVE LOCATIONS WILL BE FRONT, REAR, LEFT AND RIGHT.

Section A

OUTSIDE GROUNDS

Item #	Satisfactory	See Summary	ITEM <<----- COMMENTS ----->>
A01	_____	X	<p>Drainage & Grading (as affect building)</p> <p>NOTE: Soil grading is to be installed and maintained sloping downward from the foundation such that water will flow away from the building. In addition, since soil and mulch contain moisture, it needs to be eight (8) inches minimum below the bottom sill or wood framing members or at least six (6) inches below the siding.</p>
A02	_____	X	<p>Trees, Shrubs, and other Vegetation (as affect building)</p> <p>NOTE: Trees or bushes growing too close or hanging over the house can cause damage to the foundation, siding or roof. Large trees within ten (10) feet of the house should be considered for removal; others need to be trimmed away from contact with the house, and should be clear for at least 18 inches around and four (4) feet above the exterior air conditioning equipment.</p>
A03	_____	_____	<p><u>Retaining Walls</u> <input checked="" type="checkbox"/> none (as affect building) <input type="checkbox"/> concrete <input type="checkbox"/> treated timber</p>
A04	X	_____	<p><u>Driveway</u> <input checked="" type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> gravel or dirt</p> <p style="padding-left: 100px;"><input type="checkbox"/> brick or pavers <input checked="" type="checkbox"/> typical cracks</p>
A05	X	_____	<p><u>Walks</u> <input checked="" type="checkbox"/> concrete <input type="checkbox"/> brick <input type="checkbox"/> none</p> <p style="padding-left: 100px;"><input checked="" type="checkbox"/> typical cracks <input type="checkbox"/> other: _____</p>
A06	X	_____	<p><u>Patios & Stoops</u> <input checked="" type="checkbox"/> front <input type="checkbox"/> rear <input type="checkbox"/> concrete</p> <p style="padding-left: 100px;"><input checked="" type="checkbox"/> brick <input type="checkbox"/> none <input checked="" type="checkbox"/> typical cracks</p>
A07	_____	_____	<p><u>Fences</u> <input type="checkbox"/> chain link <input type="checkbox"/> wood <input checked="" type="checkbox"/> none</p>

Section B

STRUCTURE EXTERIOR

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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NOTE: Normal observation of exterior surfaces is from the ground using binoculars, as necessary. Inspector is not required to walk on roof nor to observe surfaces of chimneys, vents, roof or walls not visible from the ground. In addition, accessories, such as antennae, solar systems, lightning arresters, etc., are not included as part of this inspection.

ALSO: Per the scope of this inspection, this is a visual inspection, which may not detect concealed moisture conditions which could cause or be causing damage to the interiors of the walls, floors or ceilings.

			<u>Roof Style</u> <input checked="" type="checkbox"/> gable <input type="checkbox"/> hip <input checked="" type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> other:	
			<u>Roof Pitch</u> <input checked="" type="checkbox"/> steep <input checked="" type="checkbox"/> medium <input type="checkbox"/> low <input type="checkbox"/> flat	
			<u>Estimated Layers of Roofing Shingles</u> <input checked="" type="checkbox"/> one <input type="checkbox"/> two <input type="checkbox"/> not determined	
			<u>Method of Observation</u> <input checked="" type="checkbox"/> binoculars from ground – about 80% of the roof surface is visible and observed from the ground	
			<u>Estimated Age:</u> 20 yrs. <input checked="" type="checkbox"/> from ladder <input checked="" type="checkbox"/> walked on roof <input type="checkbox"/> from interior (porch)	
B01	_____	_____ X _____	<u>Roofing Materials</u>	<input checked="" type="checkbox"/> asphalt shingle <input type="checkbox"/> metal <input type="checkbox"/> other:
B02	_____	_____ X _____	<u>Visible Flashings</u>	
B03	_____ X _____	_____ _____ _____	<u>Fireplace Chimneys</u>	<input type="checkbox"/> metal vent <input checked="" type="checkbox"/> masonry <input type="checkbox"/> veneer <input type="checkbox"/> none
B04	_____	_____ X _____	<u>Vents & Skylights</u>	
B05	_____	_____ X _____	<u>Eaves, Soffits, Fascia & Exterior Trim</u>	
B06	_____	_____ X _____	<u>Moisture damage/dry rot</u>	
B07	_____ X _____	_____ X _____	<u>Gutters & Downspouts</u>	<input type="checkbox"/> none
B08	_____	_____ X _____	<u>Splashblocks, Extensions & Drains</u>	<input type="checkbox"/> none
B09	_____	_____ X _____	<u>Walls (exterior cladding)</u>	<input checked="" type="checkbox"/> brick <input type="checkbox"/> wood <input checked="" type="checkbox"/> composition <input type="checkbox"/> stucco (hardcoat) <input type="checkbox"/> EIFS (synthetic stucco) <input type="checkbox"/> fiber-cement <input type="checkbox"/> vinyl <input type="checkbox"/> other:
B10	_____ X _____	_____ X _____	<u>Door & Window Frames</u>	
B11	_____ X _____	_____ _____ _____	<u>Decks, Balconies & Porches</u>	<input type="checkbox"/> none <input type="checkbox"/> bolted (n/a) <input type="checkbox"/> open deck flashed (n/a)
B12	_____	_____ X _____	<u>Stairs & Railings</u>	<input type="checkbox"/> none
B13	_____ X _____	_____ _____ _____	<u>Paint / Caulking/Sealants</u>	

Section C

GARAGE & CARPORT

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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C01	_____ X _____	_____ _____ _____	<u>Ceilings & Walls</u>	<input checked="" type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> outside parking
C02	_____ X _____	_____ _____ _____	<u>Floor</u>	<input checked="" type="checkbox"/> typical cracks
C03	_____ X _____	_____ _____ _____	<u>Door & Frame</u>	<input checked="" type="checkbox"/> car <input type="checkbox"/> vehicle doors
C04	_____	_____ X _____	<u>Opener(s)</u>	<input type="checkbox"/> none
C05	_____	_____ _____ _____	<u>Safety Reverse</u>	(Could not test)

Section D

FOUNDATION & BASEMENT

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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NOTE: Under-floor crawl spaces will be entered except when access is obstructed, property could be damaged by entry, or when dangerous or adverse conditions are suspected.

D01		X	Foundation	<input type="checkbox"/> concrete <input checked="" type="checkbox"/> concrete block <input type="checkbox"/> slab <input checked="" type="checkbox"/> settling cracks <input type="checkbox"/> other: _____
			Basement	<input checked="" type="checkbox"/> none Approximately ___% finished, this section of items below addresses only the <u>unfinished</u> areas
D02			Walls & Sills	_____
D03			Sub-floor	<input type="checkbox"/> not visible
D04			Insulation	<input type="checkbox"/> under floor <input type="checkbox"/> walls <input type="checkbox"/> sills <input type="checkbox"/> none noted
D05			Floor Structure	<input type="checkbox"/> joists & beams <input type="checkbox"/> wood I-joists <input type="checkbox"/> Trusses <input type="checkbox"/> other: _____
D06			Posts & Piers Material	<input type="checkbox"/> 2x_ walls <input type="checkbox"/> metal <input type="checkbox"/> wood posts
D07			Floor	<input type="checkbox"/> concrete <input type="checkbox"/> dirt <input type="checkbox"/> typical cracks
D08			Evidence of Moisture	_____
			Crawl Space	<input type="checkbox"/> none
D09		X	Entry Location:	Right side of home <input checked="" type="checkbox"/> entered <input type="checkbox"/> access limited
D10		X	Walls & Sills	_____
D11			Sub-floor	<input checked="" type="checkbox"/> not visible due to insulation
D12		X	Insulation	<input checked="" type="checkbox"/> under floor <input type="checkbox"/> walls <input type="checkbox"/> sills <input type="checkbox"/> none noted
D13		X	Floor Structure	<input checked="" type="checkbox"/> joists & beams <input type="checkbox"/> wood I-joists <input type="checkbox"/> trusses <input type="checkbox"/> other: _____
D14	X		Posts & Piers Material	<input checked="" type="checkbox"/> concrete block <input type="checkbox"/> concrete <input type="checkbox"/> wood posts
D15	X		Ventilation	_____
D16	X		Moisture Barrier	<input type="checkbox"/> none <input checked="" type="checkbox"/> poly <input type="checkbox"/> concrete
D17	X		Floor	<input type="checkbox"/> concrete <input checked="" type="checkbox"/> dirt
D18		X	Evidence of Moisture	_____

Section E

ATTIC

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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NOTE: Attic spaces will be entered except when access is obstructed, property could be damaged by entry, or when dangerous or adverse conditions are suspected.

E01	X		Access Locations:	Back, left bedroom
			<input checked="" type="checkbox"/> entered	<input type="checkbox"/> access limited <input type="checkbox"/> none <input type="checkbox"/> pull-down
			<input type="checkbox"/> ceiling scuttle	<input type="checkbox"/> wall entry <input type="checkbox"/> walk-up <input checked="" type="checkbox"/> walk-in
E02		X	Insulation Type	<input checked="" type="checkbox"/> loose fill <input checked="" type="checkbox"/> batt or roll <input type="checkbox"/> other
			Flat Ceiling Estimated Average Depth:	5-12 inches
			Estimated R-value:	5-30
E03	X		Framing	<input type="checkbox"/> trusses <input checked="" type="checkbox"/> rafters & joists
E04	X		Ventilation	<input type="checkbox"/> fan(s) <input checked="" type="checkbox"/> roof <input checked="" type="checkbox"/> gable <input checked="" type="checkbox"/> soffit <input type="checkbox"/> ridge
E05		X	Evidence of Rodents	<input type="checkbox"/> entries <input checked="" type="checkbox"/> manure <input checked="" type="checkbox"/> nuts
E06		X	Evidence of Moisture/Leaks	_____

Section F

KITCHEN & APPLIANCES

Item #	Satisfactory	See Summary	ITEM	COMMENTS
F01	X		<u>Cook</u>	<input type="checkbox"/> top <input checked="" type="checkbox"/> stove <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric
F02	X		<u>Oven(s)</u>	<input checked="" type="checkbox"/> part of stove <input type="checkbox"/> built-in
F03	X		<u>Vent</u>	<input checked="" type="checkbox"/> recirculating <input type="checkbox"/> vented <input type="checkbox"/> none
F04			<u>Microwave</u>	<input type="checkbox"/> built-in (tested only to heat water) <input checked="" type="checkbox"/> not installed
F05			<u>Refrigerator</u>	<input checked="" type="checkbox"/> not installed
F06			<u>Compactor</u> (appears to cycle)	<input checked="" type="checkbox"/> none
F07	X		<u>Sink & Faucet</u>	
F08	X		<u>Sink Sprayer</u>	<input type="checkbox"/> none
F09			<u>Disposer</u> (runs & drains)	<input checked="" type="checkbox"/> none
F10	X		<u>Dishwasher</u> (cycles)	<input type="checkbox"/> none
F11			<u>Other:</u>	

Section G

GENERAL INTERIOR

Item #	Satisfactory	See Summary	ITEM	COMMENTS
G01		X	<u>Doors</u>	
G02		X	<u>Windows</u>	<input checked="" type="checkbox"/> single pane <input type="checkbox"/> thermal pane <input type="checkbox"/> metal <input checked="" type="checkbox"/> wood <input type="checkbox"/> vinyl
G03		X	<u>Floors</u>	
G04	X		<u>Walls</u>	
G05	X		<u>Ceilings</u>	
G06	X		<u>Stairs & Railings</u>	<input type="checkbox"/> none
G07	X		<u>Cabinets</u>	
G08	X		<u>Counter Tops</u>	

NOTE: If this is an occupied home, floors, walls, windows, closets, cabinets, etc. may not be completely visible due to furnishings and other personal items which may not be moved by the inspector. Per the scope of inspection, this inspection is performed on an "as visible" basis.

Section H

ELECTRICAL

Item #	Satisfactory	See Summary	ITEM <<-----	COMMENTS ----->>>
H01	X		<u>Service Location</u>	<input type="checkbox"/> overhead <input checked="" type="checkbox"/> underground <input type="checkbox"/> front <input type="checkbox"/> right side <input type="checkbox"/> rear <input checked="" type="checkbox"/> left side
H02	X		<u>Meter Location</u>	<input type="checkbox"/> front <input type="checkbox"/> right side <input type="checkbox"/> rear <input checked="" type="checkbox"/> left side
H03	X		<u>Main Disconnect Location</u>	<input type="checkbox"/> inside <input type="checkbox"/> front <input type="checkbox"/> right side <input type="checkbox"/> rear <input checked="" type="checkbox"/> left side Service Disconnect Amperage Rating: <input type="checkbox"/> 100 <input type="checkbox"/> 125 <input type="checkbox"/> 150 <input checked="" type="checkbox"/> 200 Service Voltage: 120/240 <input type="checkbox"/> 100 <input type="checkbox"/> 125 <input type="checkbox"/> 150 <input checked="" type="checkbox"/> 200 Service Amperage: Service Conductor Material: <input checked="" type="checkbox"/> aluminum <input type="checkbox"/> copper
H04	X		<u>Grounding Location</u>	<input type="checkbox"/> water line <input type="checkbox"/> front <input type="checkbox"/> right side <input type="checkbox"/> rear <input checked="" type="checkbox"/> left side
H05	X		<u>Distribution Panel Location</u>	<input type="checkbox"/> garage <input type="checkbox"/> basement <input type="checkbox"/> hall <input checked="" type="checkbox"/> other: <u>Pantry</u>
H06		X	<u>Branch Circuits</u>	<input checked="" type="checkbox"/> 120 volt <input type="checkbox"/> 240 volt
H07	X		<u>Branch Wiring</u>	<input checked="" type="checkbox"/> copper <input type="checkbox"/> aluminum (240 volt only)
H08		X	<u>GFCI Protection</u>	<input type="checkbox"/> none, see Note below <input checked="" type="checkbox"/> none at kitchen, see Note below
<p>NOTE: Although they may not have been required at the time of construction or renovation and may be acceptable for age, GFCI-protected outlets or circuits are suggested for your safety at wet areas, such as: kitchen and bar counter outlets; bathrooms; hydro-massage tubs, garage, exterior, and unfinished basements and crawl spaces. New construction or renovated areas <u>require</u> GFCI protection at these locations.</p>				
<p>Locations where GFCI-protected outlets are controlled</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"></div> <div style="width: 50%;"> <input type="checkbox"/> kitchen <input type="checkbox"/> baths <input type="checkbox"/> hydro massage tub <input type="checkbox"/> garage <input type="checkbox"/> exterior <input type="checkbox"/> basement <input type="checkbox"/> crawl space <input checked="" type="checkbox"/> breaker(s) @ panel </div> </div> <p>Locations which are GFCI protected</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"></div> <div style="width: 50%;"> <input type="checkbox"/> kitchen <input checked="" type="checkbox"/> baths <input checked="" type="checkbox"/> garage <input checked="" type="checkbox"/> exterior <input type="checkbox"/> basement <input type="checkbox"/> crawl space <input type="checkbox"/> hydro massage tub </div> </div>				
H09		X	<u>Receptacles</u>	
H10		X	<u>Light Switches/ Fixtures</u>	
H11		X	<u>Smoke Detector(s)</u>	<input type="checkbox"/> none <input type="checkbox"/> not tested, may be part of alarm
H12		X	<u>Vent Fan(s)</u>	<input type="checkbox"/> none
H13	X		<u>Whole House Fan</u>	<input type="checkbox"/> speed <input checked="" type="checkbox"/> timer <input type="checkbox"/> none
H14	X		<u>Doorbell</u>	<input type="checkbox"/> none

Section I

HEATING & AIR CONDITIONING

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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NOTE: If the exterior temperature is above 85 degrees F. or if the cooling system uses the same distribution system and is operating, the inspector is not required to activate heating, since this could cause damage to the equipment. If the exterior temperature is under 65 degrees F., or has been under 60 deg. F. during the last 24 hours, the inspector is not required to activate cooling, since this could cause damage to the equipment.

			<u>Heating System Installed Location(s)</u>	<input checked="" type="checkbox"/> attic	<input checked="" type="checkbox"/> crawlspace	<input type="checkbox"/> garage
			Manufacturer or Brand:	Goodman	Estimated Age:	22 yrs.
			Model Number:	GU050-2-up HAC075NS3R-mn	Serial Number:	860100161 861114018
			Fuel:	<input checked="" type="checkbox"/> gas	<input type="checkbox"/> electric	<input type="checkbox"/> other:
			Distribution Type:	<input checked="" type="checkbox"/> forced air	<input type="checkbox"/> other:	
I01		X	Condition:	<input checked="" type="checkbox"/> operated	<input type="checkbox"/> visual inspection only, see Note above	
I02		X	Exhaust:			
I03	X		Operating Controls:	<input type="checkbox"/> operated only on cool		
I04		X	Distribution Equipment:			
I05		X	Filters:	<input type="checkbox"/> electronic	<input checked="" type="checkbox"/> re-usable	<input checked="" type="checkbox"/> disposable: size <u>14x25</u>

			<u>Air Conditioning Outdoor Locations</u>	<input type="checkbox"/> front	<input type="checkbox"/> right side	<input checked="" type="checkbox"/> rear	<input type="checkbox"/> left side
			Manufacturer or Brand:	Goodman	Estimated Age:	4 yrs.	
			Model Number:	CKL24-1L-rt CKL24-1L-lft	Serial Number:	0511773609 0511773608	
			Fuel:	<input checked="" type="checkbox"/> electric	<input type="checkbox"/> other:		
I06	X		Condition:	<input type="checkbox"/> operated	<input checked="" type="checkbox"/> visual inspection only		
I07		X	Condensate Line & Pan:				
I08		X	Refrigerant Lines:				
I09			Temperature Differential	Unit 1	Unit 2	Unit 3	
I10		X	Operating Controls:	<input checked="" type="checkbox"/> operated only on heat			
I11			Distribution and Filter Equipment (if separate from heating):	SEE "I04" and "I05"			

			<u>Fireplace Locations</u>	<input checked="" type="checkbox"/> family/living room	<input type="checkbox"/> basement	<input type="checkbox"/> bedroom	<input type="checkbox"/> none
			Firebox:	<input type="checkbox"/> not fully visible due to debris, ashes or gas logs			
I12	X		Flue:	<input type="checkbox"/> none needed	<input checked="" type="checkbox"/> not fully visible		
I13		X	Damper:				
I14	X		Damper:	<input type="checkbox"/> none			
I15		X	Gas Starter:	<input type="checkbox"/> none	<input type="checkbox"/> gas log installed	<input checked="" type="checkbox"/> gas fuel only	
I16		X	Hearth:				

Section J

PLUMBING

Item #	Satisfactory	See Summary	ITEM	COMMENTS
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Water Service

Meter Location: Front yard near street

NOTE: Per the scope of inspection, underground or buried systems are not included as part of this inspection. Therefore, the underground water service line from the meter to the building was not observed, and no representation is made as to the material and condition of such piping. You may wish to inquire with the owner about the material or any maintenance or repairs.

J01	X		Piping Entering House:	<input checked="" type="checkbox"/> plastic (pvc) <input type="checkbox"/> copper <input type="checkbox"/> galvanized <input type="checkbox"/> not visible Cutoff Location: <u>Meter / Left, front corner of crawlspace</u>
J02	X		Piping Visible in House:	<input type="checkbox"/> plastic/polybutylene <input checked="" type="checkbox"/> copper <input type="checkbox"/> galvanized <input type="checkbox"/> other: _____
J03	X		Water Pressure:	_____

Sewer Service (see Note below)

NOTE: Per the scope of inspection, underground or buried systems are not included as part of this report and, therefore, the building sewer and disposal system was not inspected. If there is a possibility that this property has a private septic or cesspool, you may wish to inquire with the local Environmental Health Department to help determine the type of disposal system, location and description. If it is determined to have a private system, you may wish to inquire of the owner as to when the system was last pumped or serviced.

J04		X	Piping in House:	<input checked="" type="checkbox"/> plastic <input type="checkbox"/> cast iron <input type="checkbox"/> other: _____
J05			Sump or Sewage Pump (presence only – not operated)	<input checked="" type="checkbox"/> none noted

Gas or Fuel Service Type: natural gas L/P gas oil none
 tank or meter location: front right side rear left side

J06	X		Piping	
			Water Heater	<input type="checkbox"/> gas <input checked="" type="checkbox"/> electric Location: <input type="checkbox"/> attic <input type="checkbox"/> basement <input checked="" type="checkbox"/> garage Manufacturer or Brand: <u>Hot Point</u> Estimated Age: <u>7 yrs.</u>
			Size:	<u>40</u> gallons Serial #: <u>HP0802B07878</u> Model #: <u>HE40M1A</u>

J07	X		Condition:	
J08			Exhaust:	<u>N/A</u>

J09	X		Relief Valve (opening to test is not required):	
J10	X		Laundry Area:	<input checked="" type="checkbox"/> 240 volt (3-prong) <input type="checkbox"/> gas <input checked="" type="checkbox"/> vent available for dryer

J11	X	X	Sinks, Faucets & Valves:	
J12		X	Commodes:	_____
J13		X	Tubs:	_____

J14	X		Caulking/Grouting	
J15		X	Stall Showers/ Showerheads:	<input checked="" type="checkbox"/> none <input type="checkbox"/> ceramic tile floor <input type="checkbox"/> fiber-glass or plastic floor

John Miller, Inspector
 Certified ASHI Member #204047
 Registered & Certified by SBCCI, One and Two-Family Dwelling Inspector, #4741
 EDI Certified EIFS and Stucco Inspector, #GA-17

****SUMMARY // DEFECTS PAGE ****

All references assume you are facing the home from the street.

MAJOR CONCERNS

(ITEMS THAT HAVE FAILED OR HAVE POTENTIAL OF FAILING SOON)

1. The siding on the home is a composition product. Moisture damage was noted at several pieces of siding along the roofline above the breakfast area in the kitchen; at several pieces of siding along the roofline above the left wall of the front porch; at several pieces of siding along the roofline on the left side of the left dormer on the front of the home and at various pieces of siding on the right and left sides of each dormer on the front of the home (see photos). Rodent damage was noted at several pieces of siding along the roofline above the right wall of the garage (see photo). Swelling was also present around the nail heads and along the lower edge of various pieces of siding on the left side of the garage (see photo). A qualified contractor should evaluate the siding in these areas and replace as needed. Note: When replacing the siding, recommend installing a fiber-cement product to help prevent future moisture-related issues.
2. Moisture damage was noted at the bottom of the corner trim above the rear wall of the breakfast area in the kitchen; at the bottom of the corner trim on the right and left sides of each dormer on the front of the home; at the fascia/soffit boards behind the gutter at the right corner of the front porch; at the soffit boards on the left side of the left dormer on the front of the home and at the fascia boards above the gutter at the bottom of the roof valley above the right wall of the master bedroom (see photos). A qualified contractor should evaluate the affected wood in these areas and replace as needed.
3. Replace the rusted gutter above the front wall of the laundry room, above the left wall of the master bathroom; above the rear wall of the breakfast area in the kitchen and above the back, left bedroom. Repair the sag in the center portion of the gutter above the front porch.
4. Replace the cracked, outer shingle at the peak of each gable on the home (see photo for example). Replace the cracked rubber boot around the left plumbing vent exiting the shingles on the back of the home. Cracked shingles were present along the ridge caps at the peaks of the roof – replace as needed. Several stains were present on the plywood roof decking at the rear portion of the attic area above the garage (see photo). These stains appear to be from unsealed nail holes in the shingles? The shingles above these stains should be evaluated and repaired/replaced as needed. Repair the raised roof flashing along the left side of the chimney chase (see photo). Nail holes and cracks were present in the lower shingles at the bottom of the roof valley above the left wall of the master bathroom (see photo) – replace the affected shingles as needed. A licensed roofer or qualified contractor should evaluate these issues and address as needed. Note: The shingles on the roof are original – budget for replacement in the near future.
5. Evidence of rodents was noted in the attic and crawlspace (damaged insulation, nuts, droppings, etc...). A rodent access hole has been chewed in the fascia boards at the bottom of the roof valley above the left wall of the master bathroom, in the rear portion of the fascia board on the right side of the right dormer on the front of the home and in the soffit boards on the left side of the left dormer on the front of the home (see photos). The affected wood should be replaced and this issue monitored in the future.
6. Repair the leak at the bolt below the right side of the tank on the commode in the upstairs hall bathroom. This leak has caused moisture damage to the sheetrock ceiling above the commode in the half bath (see photo) - replace the affected sheetrock as needed. Connect the loose plumbing drainpipe below the right sink in the kitchen (see photo). Repair the leak at the tub faucet handle in the master bathroom and at the tub faucet handle in the upstairs hall bathroom. Repair the leak at the union in the plumbing drainpipe below the sinks in the master bathroom (see photo).

ITEMS NOT OPERATED/OPERATING

1. Did not evaluate the security system in the home.
2. Did not test the a/c units due to the outside temperature (less than 40 degrees).
3. Replace the damaged venthood attached to the dryer vent (visible outside the front wall of the laundry room).
4. The flapper does not seal properly inside the tank on the commode in the half bath and this commode does not flush properly (the flapper falls too quick) – adjust as needed.
5. The service door in the left wall of the garage, the doors in the upstairs hall bathroom and the hallway door to the back, center bedroom does not latch properly – adjust as needed.
6. The door from the garage to the home binds at the threshold – adjust as needed.
7. The door to the water closet in the master bathroom, the hallway door to the front, center room (2nd floor), the closet door in the back, left bedroom and the hallway and closet doors in the back, center bedroom bind on the frame – adjust as needed.
8. The hallway door to the master bedroom is damaged – replace as needed.
9. Install the missing strike-plate on the door to the water closet in the upstairs hall bathroom.
10. Note: There is no exhaust fan in the half bath.
11. Re-install the showerhead in the master bathroom.
12. Replace the damaged seat on the commode in the master bathroom.
13. The bulb(s) appears to be burned out in several of the recessed lights in the ceiling of the kitchen, in the light fixtures in the upstairs bedroom hallway, in the recessed lights above the fireplace, in the light fixture inside the attic area above the garage, in the light fixture in the ceiling of the garage and in the exterior spotlight at the left, front corner of the garage.
14. The dimmer switch is inoperable for the light kit on the ceiling fan in the master bedroom.
15. Several of the eyelets in the gas plate inside the fireplace appear to be clogged – repair as needed.
16. The diverter valve above the tub faucet in the upstairs hall bathroom does not divert all of the water to the showerhead when engaged (failing seal?) – repair as needed.
17. Install the missing drain-stop inside each tub.
18. Recommend replacing the exhaust fan in the upstairs hall bathroom.
19. The garage door does not close properly with the automatic opener (you have to hold in the control pad on the wall) – adjust the safety reverse sensors at the bottom corners of the door as needed.
20. Secure the loose hinges on the access door to the crawlspace.

POTENTIAL SAFETY HAZARDS

1. The tree on the left side of the garage appears to be dead – remove as needed.
2. Replace the batteries in all smoke detectors.
3. Moisture damage was noted along the lower portion of the railing on the right side of the front porch and along the lower portion of the railing along the left side of the front steps – replace as needed. Moisture damage was noted at the bottom of the lower picket in the railing along the right side of the front steps – replace as needed.
4. The circuit breaker for each a/c compressor is currently over-amped. The maximum size breaker that should be used is 20 amps and they each have a 30-amp breaker inside the exterior disconnect box behind the a/c compressors on the back of the home – replace as needed.
5. Secure the loose outlet on the right side of the kitchen sink.
6. Install a cover-plate on the outlets inside the closet in the rear wall of the garage.
7. For added safety, GFCI receptacles should be installed at the kitchen outlets within 6' of water.
8. Reverse polarity (hot and neutral wires) was noted at the majority of the outlets in the family room (with the exception of the right outlet in the left wall) – repair as needed.
9. Recommend installing a cap on the end of the abandoned gas line on the left side of the water heater.
10. Re-install the dead-bolt lock in the service door in the left wall of the garage.
11. Note: The excessive spacing between the pickets in the railing along the stairwell in the upstairs bedroom hallway, may present a safety hazard for small children – address as needed.
12. Recommend installing a handrail along the left side of the stairwell leading to the upper level of the home.
13. The majority of the windows in the home appear to be painted shut or slightly open, which may present a safety hazard in the event of a fire-repair as needed.
14. Creosote build-up was present on the inside of the fireplace flue. The inside of this flue should be cleaned prior to use by a licensed chimney sweep.
15. Recommend replacing the painted-over outlet in the front wall of the back, left bedroom.
16. Remove the loose insulation from the inside of the overflow pan below the upstairs furnace in the attic to prevent the drain in this pan from clogging.
17. Replace the damaged light fixture in the center portion of the crawlspace ceiling.

DEFERRED COST ITEMS

ITEMS THAT HAVE REACHED OR ARE REACHING THEIR NORMAL LIFE EXPECTANCY OR SHOW INDICATIONS THAT THEY MAY REQUIRE REPAIR OR REPLACEMENT ANYTIME **WITHIN THE NEXT FIVE (5) YEARS.**

- Shingles
- Furnaces
- A/C evaporator coils

ADDITIONAL COMMENTS

1. The grading along the back of the home is flat and slightly pitched towards the foundation. The grade of the soil should slope away from the foundation to help prevent moisture accumulation and leakage into the crawlspace. Past moisture stains were present on the lower portion of the rear foundation wall in the crawlspace (see photo). Recommend re-grading the soil along the back of the home so that the soil slopes away from the foundation. Sealant should also be applied along the back edge of the patio, at the attachment to the back of the home to help prevent future moisture entry.
2. The insides of the gutters/downspouts are in need of cleaning. Extensions should also be installed on the bottom of all downspouts around the perimeter of the home.
3. A vertical settling crack was present in the brick cladding under the bay window cavity in the master bedroom. A settling crack was also present in the concrete block foundation wall below the bay window cavity in the master bedroom (visible in the crawlspace) – (see photo). Recommend sealing the crack in the foundation and monitoring this area in the future.
4. Minor settling cracks were present in the brick cladding behind the gas meter on the right side of the home – monitor in the future.
5. Several past moisture stains were present on the siding outside the left wall of the master bathroom (see photo). These stains appear to be related to a past roof leak?
6. Minor moisture damage was noted at the bottom of the frame/wood trim on the left side of the service door in the left wall of the garage – replace the affected wood as needed.
7. A hole was present in the lower portion of the door from the garage to the home – replace as needed. Recommend installing a solid wood or metal door from the garage to the home (ie. fire-rated).
8. Several cracked floor tiles were present in the kitchen and master bathroom – replace as needed.
9. Bubbled paint was present on the upper portion of the wall above the right side of the bay window cavity in the master bedroom. Sealant should be applied along the lower portion of the roofline above the right side of the bay window cavity in the master bedroom to help prevent moisture entry behind the siding.
10. Daylight is visible below the exterior door in the rear wall of the formal dining room – seal as needed.
11. A crack was present in the mortar along the back edge of the hearth below the fireplace, which appears to be related to past movement? – monitor in the future.
12. Balance the ceiling fan in the family room.
13. Note: There is no hvac supply vent in the front, center room (upper level).
14. The upstairs and main floor furnace short cycles during operation. The supply plenum on the left side of the main floor furnace is loose (visible in the crawlspace) – (see photo). The furnaces should be serviced (filters cleaned/replaced, blower compartments cleaned, etc...). Additional insulation is needed at the voids around the refrigerant return line exiting the a/c evaporator coil in the attic (see photo). Re-connect the condensate drainline exiting the a/c evaporator coil in the crawlspace (see photo). The a/c condensate drainline running along the front foundation wall in the crawlspace drains uphill – adjust as needed. Surface rust was present on the exterior of the main floor furnace flue in the crawlspace (see photo). The insulation is damaged around several of the hvac supply ducts in the upper portion of the attic (see photo). Install the missing insulation around the hvac supply ducts in the crawlspace as needed. **A licensed hvac contractor should evaluate these issues and address as needed.**
15. Replace the damaged, batt insulation in the walls of the lower portion of the attic as needed. Additional insulation should be installed in the floor level of each attic – typically 12-13" of loose insulation is needed to achieve an R-value of 30. Recommend installing insulation in the left wall of the front, center room in the upper level of the home (see photo).

16. Replace the damaged, batt insulation in the ceiling of the crawlspace as needed.
17. Note: Pressure-treated sill plates were not installed above the foundation walls in the crawlspace (see photo for example).
18. Note: Additional support has been installed at the cracked floor joist below the center portion of the kitchen floor (see photo).
19. Note: Several of the floors in the home are not completely level, which may be related to the shims that were installed on top of the concrete block support piers in the crawlspace.
20. Note: The upper portion of the attic was evaluated from a ladder, due to limited clearance.
21. Note: The home appears to have a septic tank. The septic tank/system was not evaluated in detail. Recommend having the tank/system evaluated by a qualified contractor prior to closing.

Items listed in this report may have inadvertently been left off the Summary/Defects Page(s). Client should read the **entire** report.

PICTURES



Moisture damage was noted at several pieces of siding along the roofline above the breakfast area in the kitchen and at the bottom of the corner trim above the rear wall of the breakfast area in the kitchen.



Moisture damage was noted at several pieces of siding along the roofline above the left wall of the front porch.



Moisture damage was noted at several pieces of siding along the roofline on the left side of the left dormer on the front of the home.



Rodent damage was noted at several pieces of siding along the roofline above the right wall of the garage.



Swelling was present around the nail heads and along the lower edge of various pieces of siding on the left side of the garage.



Moisture damage was noted at the fascia/soffit boards behind the gutter at the right corner of the front porch.



Rodent access holes and moisture damage was noted at the soffit boards on the left side of the left dormer on the front of the home.



Moisture damage was noted at the fascia boards above the gutter at the bottom of the roof valley above the right wall of the master bedroom.



Replace the cracked, outer shingle at the peak of each gable on the home.



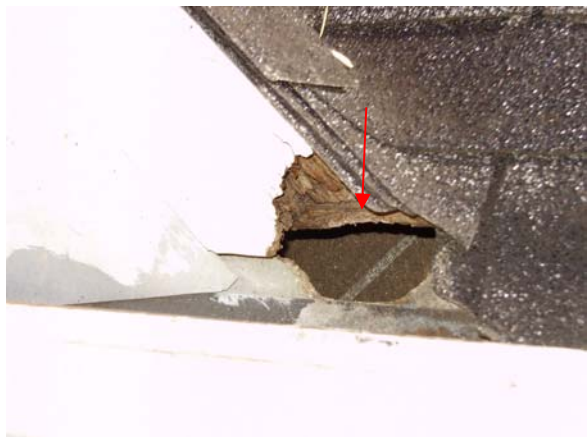
Several stains were present on the plywood roof decking at the rear portion of the attic area above the garage.



Repair the raised roof flashing along the left side of the chimney chase.



Nail holes and cracks were present in the lower shingles at the bottom of the roof valley above the left wall of the master bathroom.



A rodent access hole has been chewed in the fascia boards at the bottom of the roof valley above the left wall of the master bathroom.



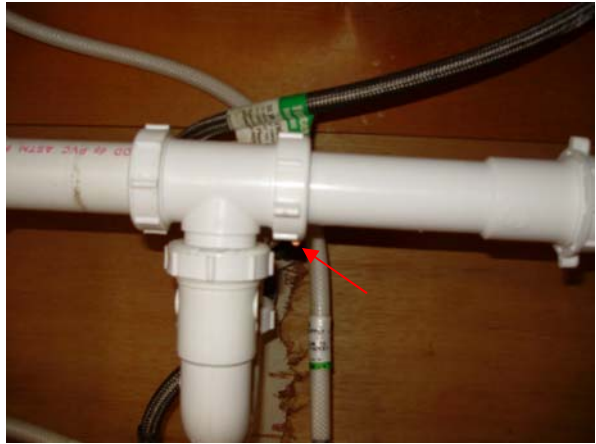
A rodent access hole has been chewed in the rear portion of the fascia board on the right side of the right dormer on the front of the home.



Moisture damage was noted at the sheetrock ceiling above the commode in the half bath, due to an active leak at the commode in the upstairs hall bathroom.



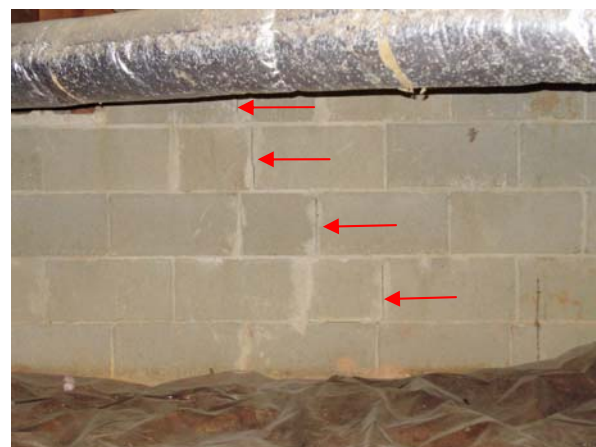
Connect the loose plumbing drainpipe below the right sink in the kitchen.



Repair the leak at the union in the plumbing drainpipe below the sinks in the master bathroom.



Past moisture stains were present on the lower portion of the rear foundation wall in the crawlspace.



A settling crack present in the concrete block foundation wall below the bay window cavity in the master bedroom (visible in the crawlspace).



Several past moisture stains were present on the siding outside the left wall of the master bathroom.



The supply plenum on the left side of the main floor furnace is loose (visible in the crawlspace).



Additional insulation is needed at the voids around the refrigerant return line exiting the a/c evaporator coil in the attic.



Re-connect the condensate drainline exiting the a/c evaporator coil in the crawlspace.



Surface rust was present on the exterior of the main floor furnace flue in the crawlspace.



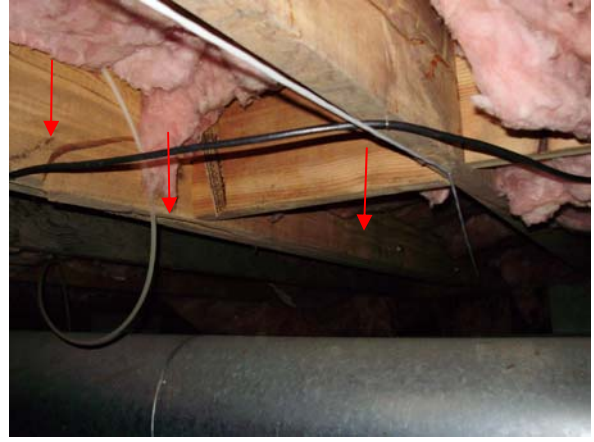
The insulation is damaged around several of the hvac supply ducts in the upper portion of the attic.



Recommend installing insulation in the left wall of the front, center room in the upper level of the home.



Pressure-treated sill plates were not installed above the foundation walls in the crawlspace.



Additional support has been installed at the cracked floor joist below the center portion of the kitchen floor.