Property Inspection REPORT

1234 Main Street, Decatur, GA 30030

INSPECTION PREPARED FOR: Atlanta Home Buyer
INSPECTOR: Michael Collins-Smythe
AGENT: Reator Atlanta -
WEATHER: 86°, partly cloudy
DATE OF INSPECTION: 8/21/2026

THE INSPECTION COMPANY

ICC INTERNATIONAL CODE COUNCIL®

ASHI CERTIFIED INSPECTOR

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INSPECTION STANDARDS AND LIMITATIONS

The inspection is performed in accordance with the **ASHI Standards of Practice** and Code of Ethics.
Copies of both ASHI documents can be found online at "www.ASHI.org". This building Inspection is a visual inspection of the above property and is not intended as a warranty or guarantee of any type. Although the inspection is thorough in approach and scope, it is not always possible to identify all deficiencies and repairs needs in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (The Inspection Company of Georgia, Inc.) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgment beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the AGREEMENT FOR HOME INSPECTION SERVICES which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the AGREEMENT FOR HOME INSPECTION SERVICES, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the AGREEMENT FOR HOME INSPECTION SERVICES. The inspection may include the use of specialized tools and equipment such as moisture meters, electrical testers, gas detection devices, and aerial imaging tools when appropriate. These tools are used to assist the inspector in evaluating readily accessible and visually observable conditions and are intended to supplement, not replace, the visual inspection.

GLOSSARY OF TERMS:

APPEARS NORMAL: Item inspected is functioning as intended, no repair needs found.
FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.
MONITOR: The item inspected should be monitored for any future changes in condition; may require future repairs.
SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.
GOOD NEWS! Positive features are mentioned when observed and can include building upgrades and new equipment.
MINOR REPAIRS: The approximate repair value should normally cost less than $300 each item.
MODERATE REPAIRS: The approximate repair value of between $300 to $1,000 each item.
MAJOR REPAIRS: The approximate repair value of a minimum of $1,000 or more, each item.
RECOMMENDATION: Monitor--future repair or consider updating. Or may mean repair costs are not readily predictable.

The purpose of the investigation was to observe, qualify, and record various defects, cracks, and misalignments occurring in the structure pursuant to an analysis of the cause. Items have been documented that may need to be corrected, changed, or possibly out of code, or items that should be brought to the minimum standards set forth by the construction industry. This report is not technically exhaustive, nor is it likely to contain every potential problem with this house. Some problems can be hidden, but most leave signs of their presence. In some cases items and furnishings in a home can obstruct visibility of defects. Additionally, some items can come into disrepair after the inspection but prior to closing; client is advised to do a final walk-through immediately prior to closing. Our inspection is thorough, but time and financial constraints limit the extent of analysis. In general, the report will not list defects considered trivial (under $200.00 to repair) unless there is a concern for safety.
Our goal is to identify defects within the home. We define defects as any items or portion of the property that is not in good working order and repair (normal wear and tear excepted), or is in a condition which represents a significant risk of injury or damage to persons' property. In some cases the inspector will recommend further evaluation or inspection by a specialist or licensed contractor; the client is highly advised to obtain recommended evaluations/inspections prior to closing of sale of the property. A specialist or licensed contractor can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of the inspection. Please call our office for any clarifications or further questions.
The listing does not contain every possible defect. Most items can be repaired in a number of ways. It is assumed all repairs will be done in a professional manner. The client is highly advised to correct all deficiencies noted by the inspector that represent a significant risk of injury (safety hazards) or possible property damage prior to occupancy.

LIFESPANS (LIFE EXPECTANCIES) OF HOUSING COMPONENTS: Where possible the Inspector will inform you about the estimated age of some of your home's components. Please also refer to a Seller's Disclosure Statement for related information. The life expectancies of the components of a home depend on the quality of installation, the level of maintenance, weather and climate conditions, and the intensity of use. Some components may remain functional but become obsolete due to changing styles and preferences or improvements in newer products while others may have a short life expectancy due to intensive use.

Report Summary

Outdoor Environment		
Page 10 Item: 1	Exterior Grading	1.2. REVERSE GRADING: Slight reverse grading was observed at the foundation wall at side B (left)--back side. The soil incorrectly slopes back towards the foundation. General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6" drop for 10' horizontally (or as far as possible where lot lines are limiting). The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary. (IRC: R401.3 Drainage. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.)
Page 10 Item: 2	Driveway	2.2. ELEVATED DRIVEWAY SECTION: The Inspector observed that the driveway is raised above grade along an approximately 12-foot linear portion at the right (Side D). In this section, the driveway surface is more than 30 inches above grade. This elevated condition presents a fall hazard. The Inspector advises the Client to arrange for a qualified contractor to install a protective guardrail or barrier at this section to reduce the risk of falls and improve safety (IRC R312 requires guards where walking surfaces are more than 30 inches above grade).
Page 12 Item: 5	Deck Stairs	5.2. DECK STAIR STRINGER SUPPORT – BOTTOM: The Inspector observed that the stair stringers are not resting sufficiently on top of the landing. A full bearing of the stringer foot should be in contact with the landing surface to prevent detachment and ensure proper load transfer. The Inspector advises the Client to arrange for a professional contractor to further evaluate and make repairs as necessary. 5.3. STAIR STRINGER BRACKETS--DECK STAIRS: The Inspector did not observe that the stair stringers are connected to the side of the deck with brackets. Current standards required sloped joist hanger brackets with 625 lb rating be installed to connect stringers and prevent detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 13 Item: 8	Vegetation	8.3. LACKING GRASS/GROUND COVER: Areas of missing ground or poor ground cover (grass or mulch) were noted at side C (rear) of the property. The grass is thin and patchy. This may cause erosion problems. The Client is advised to have a professional landscaper further evaluate the grass and make corrections.
Building Exterior		
Page 16 Item: 8	Exterior Caulk and Painting Condition	8.3. CAULK NEEDED AT EXTERIOR LIGHT FIXUTRES: The Inspector observed that exterior lighting fixtures need to be caulked and sealed to wall. It is important to maintain the exterior paint and caulk as to protect the home from moisture deterioration. The Inspector advises the Client to arrange to have a professional painting contractor further evaluate and address as necessary.

Page 17 Item: 11	Exterior Penetrations	11.2. PENETRATIONS–-SPRAY FOAM SEALANT: The Inspector observed spray foam sealant applied at annular spaces around gas pipe penetrations and PVC vent penetrations. Spray foam is not an approved fire-resistant material for sealing these types of penetrations and may conceal leaks or degrade with heat exposure. The Inspector advises the Client to arrange for a qualified contractor to remove the spray foam and properly seal penetrations with an approved, non-combustible, fire-rated material in accordance with manufacturer requirements and applicable codes.
Garage		
Page 21 Item: 2	Garage Interior Conditions	2.3. GARAGE–PVC PIPE PENETRATIONS: The Inspector observed spray foam sealant applied at annular spaces around PVC plumbing pipes penetrating the garage drywall. Spray foam is not an approved fire-resistant material for sealing penetrations in fire-resistance–rated assemblies, such as the common wall/ceiling between the garage and living space. The Inspector advises the Client to arrange for a qualified contractor to remove the spray foam and properly seal the penetrations with an approved fire-rated material in accordance with IRC R302.5 and manufacturer requirements.
Page 22 Item: 4	Garage Electrical	4.2. CAR CHARGING RECEPTACLES--NOT GFCI: The dedicated car charging garage receptacles are not on GFCI rated breakers. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at “wet locations.” The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. (NEC: 625.54)
Interior		
Page 23 Item: 6	Interior Doors	6.2. BINDING--INTERIOR DOOR--BATHROOM: The Inspector observed that the front door to the Jack and Jill entry is sticking/binding and needs adjustments for proper operation. This is a minor concern that can be easily corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. 6.3. BINDING--INTERIOR DOOR--CLOSET: The Inspector observed that the door to the main floor bedroom closet is sticking/binding and needs adjustments for proper operation. This is a minor concern that can be easily corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. 6.4. WON'T LATCH--INTERIOR DOOR--FRENCH DOOR: The Inspector observed that the interior door for the French door (left side) does not latch properly; this is the upstairs bedroom at front right. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. 6.5. WON'T LATCH--INTERIOR DOOR--MASTER BATH: The Inspector observed that the interior door for the master bathroom does not latch properly. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Interior Elements		
Page 25 Item: 3	Fireplace Condition	3.1. GAS LOG APPLIANCE--UNABLE TO OPERATE: The Inspector was unable to get the gas log appliance to operate; it may need to be serviced and have the gas supply line bled. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

Bathroom--Master		
Page 27 Item: 2	Separate Shower	2.3. SLOPE TOWARD DRAIN RECEPTOR--SHOWER FLOOR--MASTER BATHROOM: The Inspector observed a deficient shower floor slope. Water will pool on the shower floor as a result--this could cause a leak. The finished floor should slope uniformly towards the drain not less than 1/4 inch per foot [2%] nor more than 1/2". The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Bathroom--Ensuite--Up		
Page 29 Item: 1	Bathtub	1.4. FILL SPOUT NECK--GAP--ENSUITE UPSTAIRS BATHROOM: The Inspector observed a gap at the tub fill spout where it intersects the shower wall. This could allow water to enter behind the wall. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Bathroom--Jack & Jill		
Page 30 Item: 1	Bathtub	1.3. TEMPERING VALVE—ADJUSTMENT NEEDED--JACK & JILL BATHROOM: The Inspector observed that the tub/shower control tempering valve needs adjustment for proper hot water flow. The Inspector advises the Client to arrange to have a professional, licensed plumbing contractor further evaluate and address as necessary.
Page 30 Item: 2	Sink(s)	2.3. POP-UP VALVE--NOT OPERATIVE--JACK & JILL BATHROOM: The pop-up valve at the left sink drain is not operative. This is a minor concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.
Bathroom--Ensuite--Main		
Page 31 Item: 1	Bathtub	1.3. TEMPERING VALVE—ADJUSTMENT NEEDED--MAIN FLOOR BATHROOM: The Inspector observed that the tub/shower control tempering valve needs adjustment for proper hot water flow. The Inspector advises the Client to arrange to have a professional, licensed plumbing contractor further evaluate and address as necessary.
Kitchen		
Page 33 Item: 5	Cabinets	5.2. CABINET DRAWER--ADJUSTMENT NEEDED: The center drawer at the of the range needs adjustment for proper operation. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Plumbing		
Page 36 Item: 2	Water Pressure	2.1. WATER PRESSURE TOO LOW: The Inspector tested with water pressure with a gauge and found it to be 36 psi. Adjustment or replacement of the water pressure control valve is recommended. Street pressure can also be tested by a plumber. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.
Page 36 Item: 3	Water Supply Piping	3.2. STRAPPING--PEX WATER LINES: The Inspector observed that the PEX water lines are not properly strapped; the lines should be strapped every 32" and at elbows at the crawl space. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

Page 37 Item: 5	Water Heater	5.3. UNDERSIZED EXPANSION TANK: The Inspector observed that the expansion tank is only a Karlson brand 2.1 gallon fixture and is likely only rated for a single water heater up to 50 gallon capacity. Home has 80 gallon water heater. Expansion tanks reduce stress on water heaters and water pipes associated from normal expansion of heated water. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.
Page 38 Item: 6	Hot Water Temperature	6.1. HOT WATER TEMPERATURE TOO HIGH: The hot water temperature was measured at 134° at the time of inspection. The temperature should be maintained at 120° or less for safety and reduced wear and tear on the pipes. Recommend adjusting thermostat; this is easy to do--see manual for directions.
Page 38 Item: 8	Hose Faucets (Bibs)	8.2. FASTENING--HOSE FAUCETS: The Inspector that water hose faucets should be secured to the exterior with screws to help prevent them from breaking; one at side B and one at side C are of concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.
HVAC--Up		
Page 44 Item: 5	Refrigerant Lines	5.2. GAP--REFRIGERANT LINE INSULATION—NEAR COIL BOX--UPSTAIRS: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
HVAC--Main		
Page 46 Item: 1	Heating	1.2. INOPERATIVE--GAS FURNACE--MAIN: The Inspector observed that the gas furnace is inoperative. The cause could not be readily determined. The Inspector uses normal operating controls (thermostat) when testing HVAC equipment. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.
Page 46 Item: 3	Ductwork	3.2. HVAC–SAGGING FLEX DUCT: The Inspector observed a sagging flex supply duct in the center of the crawl space. Improperly supported ducts can restrict airflow, reduce system efficiency, and place stress on duct connections. The Inspector advises the Client to have a qualified HVAC contractor properly secure the duct with approved hangers or strapping in accordance with manufacturer requirements and mechanical code.
Page 47 Item: 4	Central Air Conditioning	4.3. CONDENSATE DRAIN--MAIN: The Inspector observed a “valley” and deficient slope in the condensate drain pipe serving the air conditioning system, prior to its termination at the exterior. Improper slope can allow water to collect in the line, leading to restricted drainage, microbial growth, or system shutdown. The Inspector advises the Client to have a qualified HVAC contractor correct the drain line to provide a continuous, code-compliant slope to the exterior termination.
Page 48 Item: 5	Refrigerant Lines	5.2. GAP--REFRIGERANT LINE INSULATION—NEAR COIL BOX--MAIN: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

Foundation		
Page 50 Item: 5	Floor System Support	5.2. CRAWL SPACE–IMPROPER SUPPORT: The Inspector observed a two-ply 2x6 support post located at the front of the home, approximately under the foyer, supporting the girder tail. The post is resting on stacked blocks of scrap wood directly on the soil. This is not a proper load-bearing installation and does not provide a stable or permanent foundation. Posts of this type should be supported by a properly sized, poured-in-place concrete footing to distribute loads adequately and prevent settlement. The Inspector advises the Client to have a qualified contractor install a code-compliant footing and properly reset the support post.
Floor and Wall Structural Systems		
Page 51 Item: 6	Wood Destroying Insects	6.1. TERMITE BOND: The Client is advised to get a termite bond for this property prior to closing. This should be obtained from a State of Georgia licensed pest control company. The Inspector advises the Client to obtain a termite protection bond to protect the home's structure from future termite activity and potential damage. "Repair and Retreat" bonds are best. Learn more details: http://www.agr.georgia.gov/Data/Sites/1/media/ag_plantindustry/structural_pest_control/files/Rules-of-the-Georgia-Structural-Pest-Control-Act-04-01-14.pdf

Inspection Details

1. Orientation

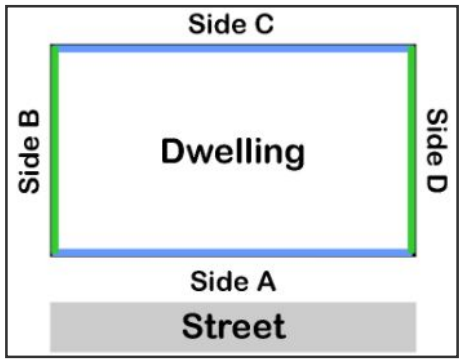
Normal	Minor	Moderate	Major	Recom
✓				

side A

side B

side C

side D



2. Attendance

In Attendance: *Client present., Buyer Agent present., Inspector present.*

3. Home Type

Home Type: *Single Family Home.*

4. Occupancy and Utilities

Utilities: *All utilities were turned on at time of inspection.*
Occupancy: Vacant - Furnished (Home owner's belongings, furniture, stored items may obstruct defects; inspector does not move items during an inspection.)

5. Mold and "Mold-like" Substances

Environmental: *MOLD: This home may contain elevated mold or other biological substances. Testing for mold is not part of this inspection. Your inspector can provide screening for active airborne mold gas for an additional fee. Testing is done with air samples that are evaluated by a certified laboratory. See end of report for more information or epa.gov/mold.*

6. Radon

Environmental: *RADON GAS--RECOMMEND TESTING: This home may contain elevated Radon gas. Testing for Radon gas is not part of this inspection. Your inspector can provide screening for elevated levels of Radon gas for an additional fee. Testing is done with an electronic monitor for a minimum of 48 hours. See end of report for more information or epa.gov/radon.*

7. Special Notes

Normal	Minor	Moderate	Major	Recom
☐	☐	☐	☐	✓

Observations:

7.1. INSPECTOR TIP--SELECTING CONTRACTORS AND REPAIR PROFESSIONALS: It is best practice for home inspectors not to refer specific contractors as to avoid any conflicts of interest and maintain objectivity. For help finding quality contractors, technicians, and repair professionals go to FiveStarRated.com. This third-party research firm has lists of several prescreened contractors. Five Star Rated attests to provide due diligence for homeowners by conducting home contractor surveys and homeowner interviews.

7.2. INSPECTOR TIP--HOME WARRANTY: Many home owners choose to buy home warranties to help cover costs of repairs of the home. Things will break. Appliances will eventually fail. A pipe may leak in the future. Home warranty contracts have a coverage page that specifically lists out what they cover. They also have an exclusion page that details what they will not cover. You should consider purchasing a quality home warranty. See this link from the Better Business Bureau.
https://www.bbb.org/search?filter_category=20062-000&find_country=USA&find_entity=85270-000&find_id=5580_21800-300&find_text=Home%20Warranty%20Plans&find_type=Category&page=1&sort=Relevance&touched=1

7.3. INSPECTOR TIP--ESTIMATING REPAIR COSTS: Artificial Intelligence like ChatGPT can be a very good resource for estimating costs to make repairs or maintain a home.

Outdoor Environment

1. Exterior Grading

Normal	Minor	Moderate	Major	Recom
✓		✓		

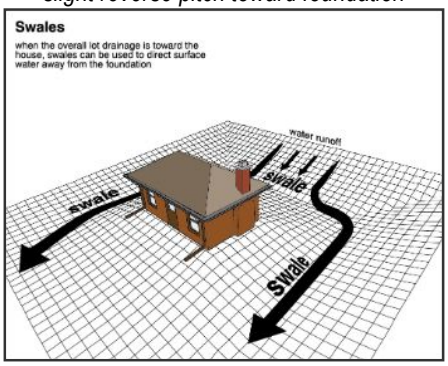
Observations:

1.1. Appeared normal at most locations. See other comments about exceptions.

1.2. REVERSE GRADING: Slight reverse grading was observed at the foundation wall at side B (left)--back side. The soil incorrectly slopes back towards the foundation. General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6" drop for 10' horizontally (or as far as possible where lot lines are limiting). The Inspector advises the Client to arrange to have a professional landscape contractor further evaluate and address as necessary. (IRC: R401.3 Drainage. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.)

example grading

slight reverse pitch toward foundation



2. Driveway

Normal	Minor	Moderate	Major	Recom
✓		✓		

Observations:

2.1. Appeared normal.

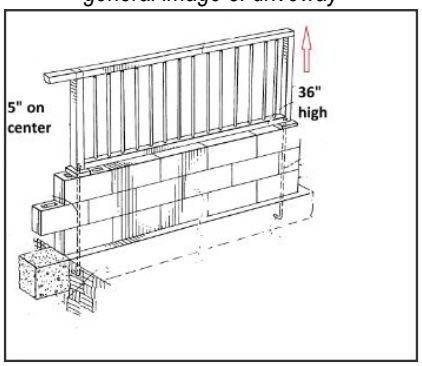
Minor, hairline cracks may be present.

2.2. ELEVATED DRIVEWAY SECTION: The Inspector observed that the driveway is raised above grade along an approximately 12-foot linear portion at the right (Side D). In this section, the driveway surface is more than 30 inches above grade. This elevated condition presents a fall hazard. The Inspector advises the Client to arrange for a qualified contractor to install a protective guardrail or barrier at this section to reduce the risk of falls and improve safety (IRC R312 requires guards where walking surfaces are more than 30 inches above grade).

general image of driveway

general image of driveway

portion of driveway is over 30" from grade



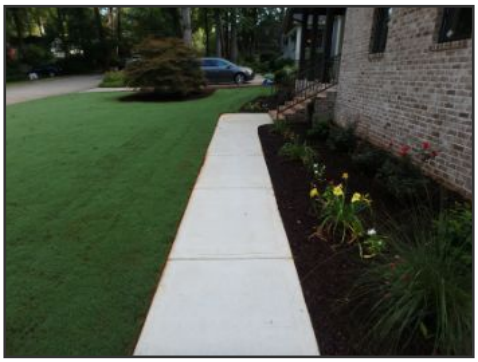
3. Walkway

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

3.1. Appeared normal.

Minor hairline cracks may be present.



front walkway

rear walkway

4. Deck

Normal	Minor	Moderate	Major	Recom
✓				✓

Observations:

4.1. Appeared normal.

4.2. INSPECTOR TIP--STAINING/PAINTING--DECK: The home has a preservatively-treated deck. While the wood is treated, painting or staining the exposed surfaces will further extend the serviceable lifespan of the structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Or, do it yourself with advice from your paint supply store.

deck

underside of deck

5. Deck Stairs

Normal	Minor	Moderate	Major	Recom
✓		✓		

Observations:

5.1. Appeared normal at most points. See comments regarding exceptions.

5.2. DECK STAIR STRINGER SUPPORT – BOTTOM: The Inspector observed that the stair stringers are not resting sufficiently on top of the landing. A full bearing of the stringer foot should be in contact with the landing surface to prevent detachment and ensure proper load transfer. The Inspector advises the Client to arrange for a professional contractor to further evaluate and make repairs as necessary.

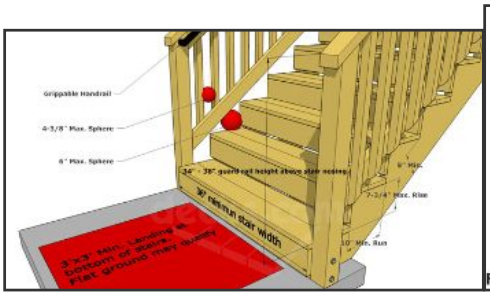
5.3. STAIR STRINGER BRACKETS--DECK STAIRS: The Inspector did not observe that the stair stringers are connected to the side of the deck with brackets. Current standards required sloped joist hanger brackets with 625 lb rating be installed to connect stringers and prevent detachment. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

deck stairs

missing stringer brackets

missing concrete footing under stringers

missing concrete footing under stringers



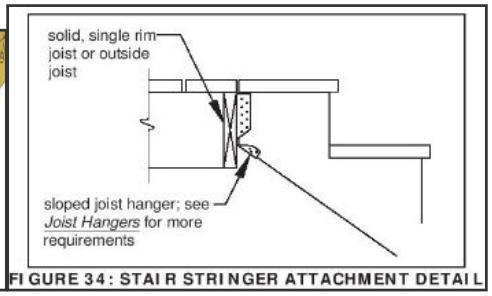


FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

6. Downspout Drainage Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.
6.2. Note that underground drain pipes cannot be evaluated as they're not visible. Recommend monitoring during rain storms.

example downspout drain

7. General Drainage

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal.

8. Vegetation

Normal	Minor	Moderate	Major	Recom
✓				✓

Observations:
8.1. Appeared normal at most areas. See comments regarding exceptions. (Note that the Inspector is not an Arborist. Determination of presence of diseases of trees or similar health conditions is not part of the inspection.)
8.2. TREES--LARGE OLDER: The Inspector observed large trees at side C (rear) of the property that appeared to be live but older and possibly nearing the end of life. Consider having them evaluated by a certified arborist. They could cause damage to a structure or injure a person if they fall. The Inspector advises the Client to arrange to have an arborist further evaluate the trees for health and stability.
8.3. LACKING GRASS/GROUND COVER: Areas of missing ground or poor ground cover (grass or mulch) were noted at side C (rear) of the property. The grass is thin and patchy. This may cause erosion problems. The Client is advised to have a professional landscaper further evaluate the grass and make corrections.

back yard trees

back yard trees

grass is thin

how arborists evaluate trees

9. Fence

Normal	Minor	Moderate	Major	Recom
✓				✓

Observations:

9.1. Appeared normal. Regular maintenance is recommended.

9.2. Wood fence was present.

9.3. INSPECTOR TIP--STAINING/PAINTING--FENCE: The Inspector observed a preservatively-treated pine fence. While the fence appeared to be treated, painting or staining the fence will further extend the serviceable lifespan of the structure. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary. Or, do it yourself with advice from your paint supply store.

example fence condition

example fence condition

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appeared normal. Normal conditions assumed. Foundation is underground/concealed and defects may be hidden.

2. Foundation Walls Condition

Normal	Minor	Moderate	Major	Recom
✓				

Type: *CMU (concrete masonry units; sometimes called concrete blocks)*
Observations:
2.1. Appeared normal (as visible).

example foundation wall condition

3. Cladding/Siding Condition

Normal	Minor	Moderate	Major	Recom
✓				

Cladding Type: *Brick-veneer.*
Fiber cement siding (sometimes called Hardiplank).
Wood trim.
Observations:
3.1. Appeared normal.
3.2. GOOD NEWS:
Fiber cement siding is installed at this home. This type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (30 years for Hardie brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance/painting as wood siding products.
3.3. GOOD NEWS:
The home has brick-veneer cladding that should be overall low in maintenance.

4. Exterior Windows

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal.

5. Gutters and Downspouts Condition

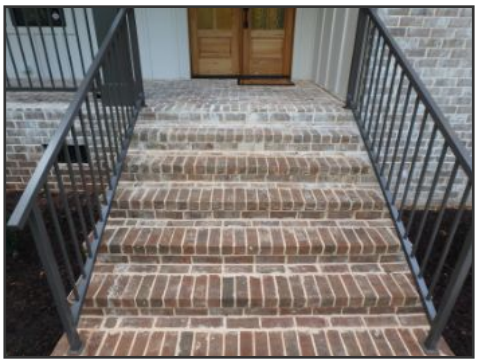
Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal. Sometimes, though, leaks can be difficult to assess until a hard rain storm occurs.
5.2. GOOD NEWS:
The home has gutter screens to reduce maintenance.

6. Steps, Stairways and Railings Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.



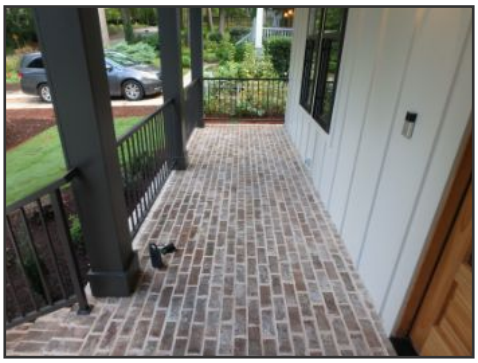
front steps

7. Porches Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

7.1. Appeared normal.



front porch

rear porch

rear porch

8. Exterior Caulk and Painting Condition

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

8.1. Appeared normal at most points (cosmetic conditions excepted). See comments regarding exceptions.

8.2. INSPECTOR TIP:

When it's time to repaint your home, your Inspector recommends a high-quality paint and high-quality caulk. While the cost of paint is higher, labor costs are the same. Quality paints can last more than twice as long so it's cheaper in the long run. Buy paint from a stand-alone store and research the product lines before purchasing them. Or, just ask the sales person for the paint and caulk with the longest warranty.

8.3. CAULK NEEDED AT EXTERIOR LIGHT FIXUTRES: The Inspector observed that exterior lighting fixtures need to be caulked and sealed to wall. It is important to maintain the exterior paint and caulk as to protect the home from moisture deterioration. The Inspector advises the Client to arrange to have a professional painting contractor further evaluate and address as necessary.

sealant needed at light fixtures' mounts

9. Eaves & Facia

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appeared normal. Note that sometimes damage can be hidden behind gutters.

10. Drip Cap and Flashing Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
10.1. Appeared normal (as visible; most flashing is concealed and defects may be hidden).

11. Exterior Penetrations

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
11.1. Appeared normal at most points. See comments regarding exceptions.
11.2. PENETRATIONS—SPRAY FOAM SEALANT: The Inspector observed spray foam sealant applied at annular spaces around gas pipe penetrations and PVC vent penetrations. Spray foam is not an approved fire-resistant material for sealing these types of penetrations and may conceal leaks or degrade with heat exposure. The Inspector advises the Client to arrange for a qualified contractor to remove the spray foam and properly seal penetrations with an approved, non-combustible, fire-rated material in accordance with manufacturer requirements and applicable codes.

improper use of spray foam

improper use of spray foam

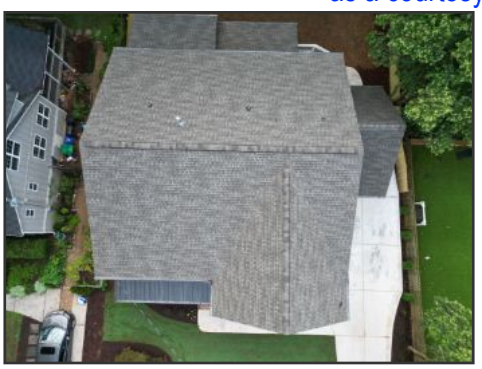
Roof

The following is an opinion of the general condition of the roofing material and its components at the time of this inspection. Some roofs are walked and inspected while others are viewed from the ground with binoculars, from a ladder edge, or with a drone. The inspector does not remove leaves, pine straw, or other debris during the roof inspection and is not responsible for leaks or roof damage in these areas. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks or may leak in the future. Client is advised to inspect the roof annually and to make maintenance repairs as needed.

1. Roof Covering

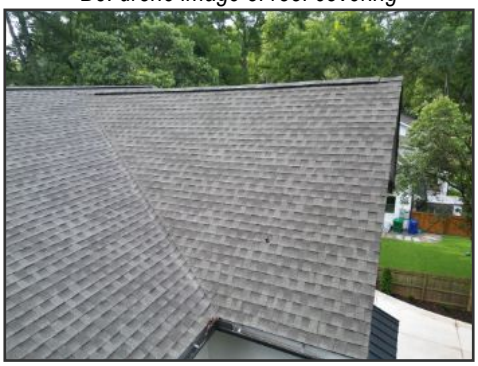
Normal	Minor	Moderate	Major	Recom
✓	✓			

Roof Inspection: *Roof Style: Simple gable.*
Secondary Roof Style: Shed.
Estimated Age of Roof Covering: New.
Inspected with DJI Phantom drone with HD camera.
Inspected from ground level with binoculars.
Estimated Life Expectancy of Architectural-grade Asphalt Shingles (when new): 25-30 years.
Number of estimated layers: 1.
Materials: *Architectural-grade asphalt composite.*
Pre-formed metal (also called standing seam metal).
Observations:
1.1. Appeared normal at time of inspection. Sometimes leaks can be difficult to detect. The roof should be monitored during hard rain storms.
Note that sometimes home owner's insurance policy inspectors may have a different assessment of the roof covering and may deny a policy.
1.2. Minor piece of construction debris noted at side D at the front; remove as needed. Noted as a courtesy.


DJI drone image of roof covering


DJI drone image of roof covering


DJI drone image of roof covering


DJI drone image of roof covering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DJI drone image of roof covering

DJI drone image of roof covering

DJI drone image of roof covering

small piece of debris on roof covering

2. Flashing (as visible)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal. Note the visibility of flashing was very limited.

3. Vents (physical condition)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.

4. Roof Penetrations Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal. Vent seals at plumbing pipe penetrations sometimes crack with just a few years age. They should be monitored and replaced when they crack.

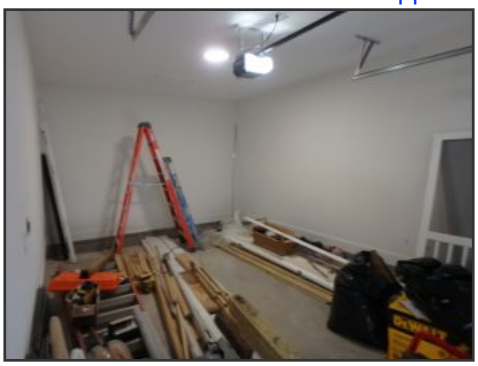
example plumbing vent penetration

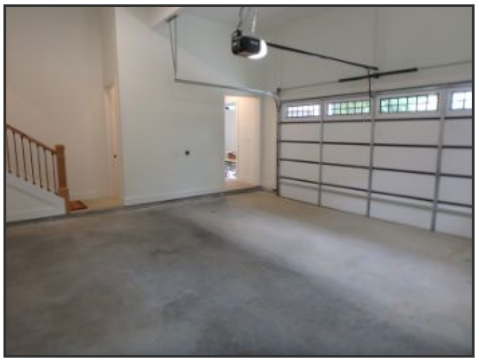
Garage

1. Garage

Normal	Minor	Moderate	Major	Recom
✓				

Type: *Enclosed Attached Garage.*
Observations:
1.1. Appeared normal.

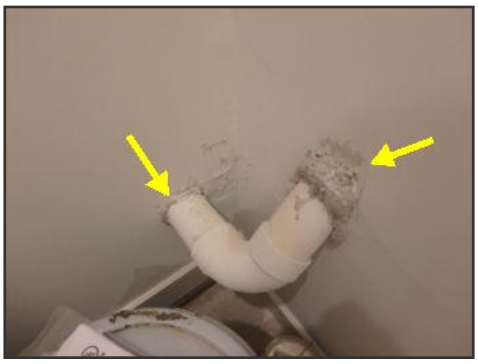




2. Garage Interior Conditions

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
2.1. Appeared normal.
2.2. Garage was obstructed with stored items; defects could be hidden.
2.3. GARAGE–PVC PIPE PENETRATIONS: The Inspector observed spray foam sealant applied at annular spaces around PVC plumbing pipes penetrating the garage drywall. Spray foam is not an approved fire-resistant material for sealing penetrations in fire-resistance–rated assemblies, such as the common wall/ceiling between the garage and living space. The Inspector advises the Client to arrange for a qualified contractor to remove the spray foam and properly seal the penetrations with an approved fire-rated material in accordance with IRC R302.5 and manufacturer requirements.



improper use of spray foam

3. Garage Slab/Floor

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.
3.2. Minor, typical hairline cracks were observed.

4. Garage Electrical

Normal	Minor	Moderate	Major	Recom
✓		✓		

Observations:

4.1. Appeared normal. The GFCI device was tested and found to be normal. It should be tested regularly as GFCI technology has a high failure rate.

4.2. CAR CHARGING RECEPTACLES--NOT GFCI: The dedicated car charging garage receptacles are not on GFCI rated breakers. GFCI technology is required by the National Electrical Code to protect occupants against electrical shock and injury at “wet locations.” The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary for safety. (NEC: 625.54)

example GFCI breaker--stock photo

5. Garage Door(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

5.1. Appeared normal. Door operated normally at time of inspection. Recommend regular servicing and lubrication.

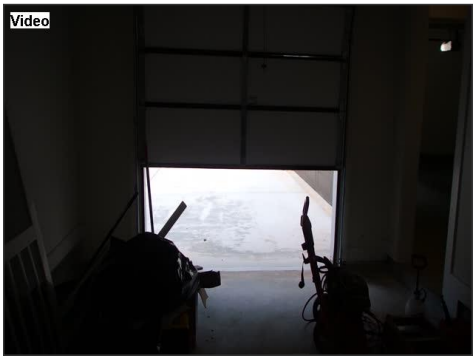
6. Garage Door Opener(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

6.1. Appeared normal. Safety stops functioned. Note that automatic reverse features are not tested to potential risk of damage to the door; however, the electronic "eye" system is tested.

VIDEO



VIDEO

Interior

1. Wall Covering Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appeared normal. Minor cracks and nail pops are common and considered cosmetic.

2. Ceilings Condition

Normal	Minor	Moderate	Major	Recom
✓				

Ceilings Type: *Drywall.*
Observations:
2.1. Appeared normal. Minor cracks and nail pops are common and considered cosmetic.

3. Water/Moisture Damage

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal. None readily visible.

4. Windows Condition

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Vinyl dual-pane.*
Observations:
4.1. Appeared normal. Sample testing conducted.

5. Safety Glazing (Tempered Glass)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal.

6. Interior Doors

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
6.1. Appeared normal at most doors. See other notes for exceptions.
6.2. BINDING--INTERIOR DOOR--BATHROOM: The Inspector observed that the front door to the Jack and Jill entry is sticking/binding and needs adjustments for proper operation. This is a minor concern that can be easily corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
6.3. BINDING--INTERIOR DOOR--CLOSET: The Inspector observed that the door to the main floor bedroom closet is sticking/binding and needs adjustments for proper operation. This is a minor concern that can be easily corrected. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
6.4. WON'T LATCH--INTERIOR DOOR--FRENCH DOOR: The Inspector observed that the interior door for the French door (left side) does not latch properly; this is the upstairs bedroom at front right. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
6.5. WON'T LATCH--INTERIOR DOOR--MASTER BATH: The Inspector observed that the interior door for the master bathroom does not latch properly. This is a minor concern. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

French door--deficient closure device

door binds--Jack and Jill bathroom

7. Floor Coverings

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Hardwood.*
Observations:
7.1. Appeared normal. Some defects may be hidden by furniture.

8. Wall and Ceiling Cracks

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
8.1. Appeared normal. Normal cracks observed. The cause is minor expansion and contraction of the home's wood framing and/or minor differential settlement.

Interior Elements

1. Smoke Detectors

Normal	Minor	Moderate	Major	Recom
✓				

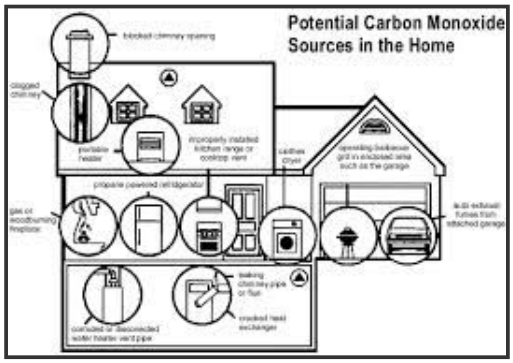
Observations:
1.1. Appeared normal.

example smoke detector

2. Carbon Monoxide Detectors

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.



3. Fireplace Condition

Normal	Minor	Moderate	Major	Recom
	✓			

Type: *Prefabricated fireplace.*
Vent-free gas log appliance installed.
Observations:
3.1. GAS LOG APPLIANCE--UNABLE TO OPERATE: The Inspector was unable to get the gas log appliance to operate; it may need to be serviced and have the gas supply line bled. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

fireplace

auxiliary gas valve

4. Exterior Doors Condition

Normal	Minor	Moderate	Major	Recom
✓				

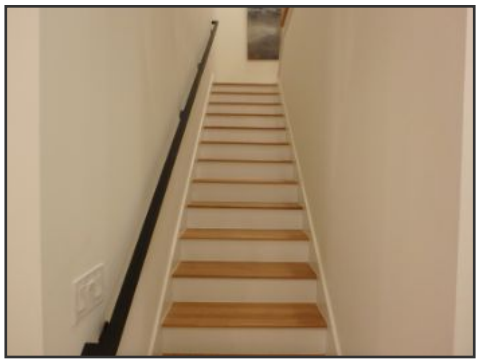
Observations:
4.1. Appeared normal.

5. Stairs Handrail & Guardrails

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal.

general image of stairs



stairs

6. Stairs: Treads, Risers, Head Clearance

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.

7. Stairway Illumination Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal.

Bathroom--Master

1. Bathtub

Normal	Minor	Moderate	Major	Recom
✓				

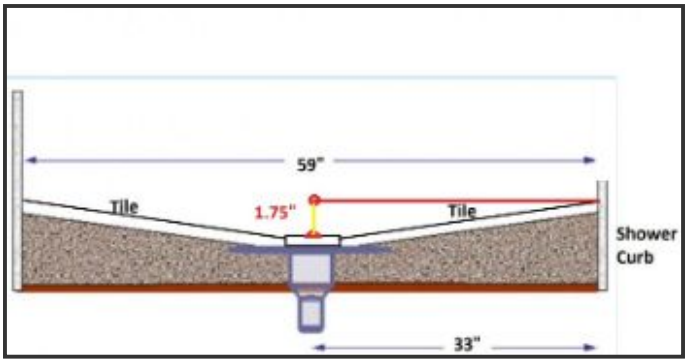
Observations:
1.1. Appeared normal. Normal tub drain when tested for several minutes.
1.2. Appeared normal. Valve controls were tested.

2. Separate Shower

Normal	Minor	Moderate	Major	Recom
✓			✓	

Observations:
2.1. Appeared normal--shower water control: The shower control valve appeared to be normal at time of inspection after testing for several minutes.
2.2. INSULATION VALUE--OVERHEAD RAIN SHOWER--BATHROOM: The Inspector cannot readily determine if the water pipe that is run into the attic to supply the rain shower is adequately insulated. In rare cases, the line can freeze and break if not insulated properly. Have plumber follow up if desired.
2.3. SLOPE TOWARD DRAIN RECEPTOR--SHOWER FLOOR--MASTER BATHROOM: The Inspector observed a deficient shower floor slope. Water will pool on the shower floor as a result--this could cause a leak. The finished floor should slope uniformly towards the drain not less than 1/4 inch per foot [2%] nor more than 1/2". The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

shower floor base



3. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal. Water flow is limited, likely due to faucet design.
3.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

4. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal.
4.2. GOOD NEWS: The toilet is low flow which should save water.

5. Venting and Heating

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal. Power exhaust fan noted.
5.2. Appeared normal--heating. Room heated with central HVAC.

6. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
6.2. Appeared normal--lighting.

7. Floor Covering & Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal.
7.2. Ceramic Floor Covering.

Bathroom--Ensuite--Up

1. Bathtub

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
1.1. Appeared normal. Normal tub drain when tested for several minutes.
1.2. Appeared normal. Valve controls were tested.
1.3. GOOD NEWS: The shower head is low flow which should save water.
1.4. FILL SPOUT NECK--GAP--ENSUITE UPSTAIRS BATHROOM: The Inspector observed a gap at the tub fill spout where it intersects the shower wall. This could allow water to enter behind the wall. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

2. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.
2.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

3. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.
3.2. GOOD NEWS: The toilet is low flow which should save water.

4. Venting and Heating

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal. Power exhaust fan noted.
4.2. Appeared normal--heating. Room heated with central HVAC.

5. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
5.2. Appeared normal--lighting.

6. Floor Covering & Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.
6.2. Ceramic Floor Covering.

Bathroom--Jack & Jill

1. Bathtub

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
1.1. Appeared normal. Normal tub drain when tested for several minutes.
1.2. GOOD NEWS: The shower head is low flow which should save water.
1.3. TEMPERING VALVE—ADJUSTMENT NEEDED--JACK & JILL BATHROOM: The Inspector observed that the tub/shower control tempering valve needs adjustment for proper hot water flow. The Inspector advises the Client to arrange to have a professional, licensed plumbing contractor further evaluate and address as necessary.

2. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
2.1. Appeared normal with exceptions. See other comments.
2.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.
2.3. POP-UP VALVE--NOT OPERATIVE--JACK & JILL BATHROOM: The pop-up valve at the left sink drain is not operative. This is a minor concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

3. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.
3.2. GOOD NEWS: The toilet is low flow which should save water.

4. Venting and Heating

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal. Power exhaust fan noted.
4.2. Appeared normal--heating. Room heated with central HVAC.

5. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
5.2. Appeared normal--lighting.

6. Floor Covering & Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.
6.2. Ceramic Floor Covering.

Bathroom--Ensuite--Main

1. Bathtub

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
1.1. Appeared normal. Normal tub drain when tested for several minutes.
1.2. GOOD NEWS: The shower head is low flow which should save water.
1.3. TEMPERING VALVE—ADJUSTMENT NEEDED--MAIN FLOOR BATHROOM: The Inspector observed that the tub/shower control tempering valve needs adjustment for proper hot water flow. The Inspector advises the Client to arrange to have a professional, licensed plumbing contractor further evaluate and address as necessary.

2. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.
2.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

3. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.
3.2. GOOD NEWS: The toilet is low flow which should save water.

4. Venting and Heating

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal. Power exhaust fan noted.
4.2. Appeared normal--heating. Room heated with central HVAC.

5. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
5.2. Appeared normal--lighting.

6. Floor Covering & Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.
6.2. Ceramic Floor Covering.

Half Bath

1. Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appeared normal.
1.2. GOOD NEWS: The bathroom has low flow faucet(s) for water savings.

2. Toilet

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.
2.2. GOOD NEWS: The toilet is low flow which should save water.

3. Venting and Heating

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal. Power exhaust fan noted.
3.2. Appeared normal--heating. Room heated with central HVAC.

4. Lighting and Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal--GFCI receptacle present and functioning. They should be tested often as they have a short lifespan.
4.2. Appeared normal--lighting.

5. Floor Covering & Cabinetry

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
5.1. Appeared normal.
5.2. Wood Floor Covering.

Kitchen

KITCHEN INSPECTION LIMITATIONS:
Inspection of stand alone refrigerators, freezers, wine chillers, and built-in ice makers are outside the scope of the inspection unless mentioned as a courtesy. Ovens, self-cleaning operations, cooking functions, clocks, timing devices lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected as they require connection to facilitate testing.

1. General

Normal	Minor	Moderate	Major	Recom
✓				

The general condition of the kitchen is normal. See exceptions to individual areas/appliances/fixtures if noted.

2. Ventilation Condition

Normal	Minor	Moderate	Major	Recom
✓				

Type: *Range hood.*
Observations:
2.1. Appeared normal. Note: clean filters regularly to avoid grease fires.

3. Kitchen Sink(s)

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal.
3.2. Note that glass washer, a unique special appliance, was not tested at the time of inspection.

4. Countertops

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal.
4.2. Solid surface tops noted.

5. Cabinets

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
5.1. Appeared normal with exceptions. See other comments.
5.2. CABINET DRAWER--ADJUSTMENT NEEDED: The center drawer at the of the range needs adjustment for proper operation. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

6. Lighting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.

7. Kitchen Counter Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal. GFCI present and functioning. They should be tested often as they have a short lifespan.

8. Range

Normal	Minor	Moderate	Major	Recom
✓				

Brand: *Natural gas.*
Electric.
Zline.
Observations:
8.1. Appeared normal: A ZLINE model RA36 36-inch dual-fuel range (gas cooktop/electric oven) was observed at the kitchen. Unit includes six sealed burners and a convection oven. Range appeared serviceable at time of inspection; no deficiencies were noted.

9. Built-in Oven

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appeared normal. Samsung NQ70T5511DS Combination Wall Oven
A new Samsung model NQ70T5511DS 30 inch built in electric wall oven and upper microwave combination was observed on site. The unit features a separate 1.9cu ft microwave above a 5.1cu ft oven, providing ample capacity for sizable meals or multiple dishes. It includes digital glass touch controls, Wi Fi connectivity with SmartThings/Bixby integration, and both steam and self clean modes for ease of maintenance. Additional noteworthy features: blue ceramic interior, hidden bake element, sensor cooking, halogen lighting, heavy duty glide racks, auto latching microwave door, child safety lock, Sabbath mode, proofing, delay start, warming and kitchen timer functions.
At the time of inspection, the unit appeared new and installed correctly; no deficiencies were noted. Recommend confirming that Wi Fi connectivity and self clean functions are operational, and obtaining warranty details from the seller (Samsung offers 1 year parts and labor; magnetron parts covered for 10 years)

10. Food Disposer

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
10.1. Appeared normal. Food disposer appliances have a short lifespan. If yours fails, first try the reset button if equipped. Then try the breaker. Also try turning the unit manually with hex tool. Otherwise, it may need replacement.

11. Refrigerator

Normal	Minor	Moderate	Major	Recom
✓				

Brand: *LG.*
Observations:
11.1. Appeared normal. An LG model LF24Z6530S 24 cu ft counter-depth French door refrigerator was observed in the kitchen. Unit features dual ice makers, in-door dispenser, and Wi-Fi/ThinQ smart functions. Refrigerator appeared new and serviceable at time of inspection; no deficiencies were noted. Recommend client confirm warranty coverage and service history with seller.
11.2. A wine chiller was also noted.

12. Dishwasher

Normal	Minor	Moderate	Major	Recom
✓				

Brand: *Samsung.*
Observations:
12.1. Appeared normal. Dishwasher was operated for short cycle.
A Samsung model DW80CG4051SR 24 inch built in dishwasher was observed on site. The unit features a fingerprint resistant stainless steel finish, a convenient 3rd rack cutlery tray, and an AutoRelease™ door that automatically opens at the end of the cycle to improve air circulation and drying performance. It operates quietly at approximately 51dBA and is ENERGYSTAR certified with an annual energy consumption of around 239kWh.
Additional key features include hidden touch controls, a digital leak sensor, three spray wash arms with NSF certified sanitize and Express60 cycles, and support for up to 15 place settings.
At the time of inspection, the unit appeared to be newly installed and functioning; no deficiencies were noted. Recommend client confirm that the warranty coverage with the seller (Samsung standard warranty: one year parts and labor)

13. Built-in microwave

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

13.1. Appeared normal. Microwave was tested by melting an ice cube or by heating 2 ounces of water.

Plumbing

1. Main Water Valve

Normal	Minor	Moderate	Major	Recom
✓				

Location: *Mechanical room.*
Observations:
1.1. Appeared normal.
No noted leaks at valve.

main valve

2. Water Pressure

Normal	Minor	Moderate	Major	Recom
	✓			

Water Pressure Reading: *Water pressure at time of inspection: 36 psi*
Observations:
2.1. WATER PRESSURE TOO LOW: The Inspector tested with water pressure with a gauge and found it to be 36 psi. Adjustment or replacement of the water pressure control valve is recommended. Street pressure can also be tested by a plumber. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

pressure reducing valve

water pressure test

3. Water Supply Piping

Normal	Minor	Moderate	Major	Recom
✓	✓			

Materials: *Main: Polyethylene.*
As visible (could be other types underground that are out of view)
Primary Branch Water Supply Pipe Material: PEX.
Observations:
3.1. Appeared normal at most sections of visible pipe. See other comments for exceptions. Note that hidden deficiencies may exist.
3.2. STRAPPING--PEX WATER LINES: The Inspector observed that the PEX water lines are not properly strapped; the lines should be strapped every 32" and at elbows at the crawl space. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

sagging water pipe

main supply line

4. Drain/Waste/Vent Piping

Normal	Minor	Moderate	Major	Recom
✓				

Drain/Waste Pipe Type: *Public sewer--assumed.*
PVC Waste and Drain
PVC Vent
Observations:
4.1. Appeared normal at visible areas unless noted exceptions. Underground and hidden pipe defects may exist. Drain systems are checked by process of operating tubs, showers, sinks, and toilets for a few minutes. Sometimes this testing process will not reveal all drain defects.

5. Water Heater

Normal	Minor	Moderate	Major	Recom
✓	✓			

Brand/Type: *Location: Garage.*
Electric.
Size: 80 gallons.
Model #: ELD80-TB
Serial #: Q212540034
Estimated age in years: less than 1
(determined by date encrypted into serial number).
Estimated Water Heater Lifespan (when new): 10-11 years per HUD.
Observations:
5.1. Appeared normal with exceptions. See other comments about particular concerns.
5.2. WATER HEATER–GENERAL CONDITION: The Inspector observed a Rheem Light-Duty commercial electric water heater, Model ELD80-TB (Serial # Q212540034), with an 80-gallon storage capacity. The unit is rated up to 12 kW and supports field-conversion between 208 V – 480 V, and single- or three-phase wiring, offering installation flexibility. It features a porcelain-enamel-lined tank, heavy-duty anode rod, thick polyurethane insulation, a surface-mounted thermostat with manual high-limit protection, and a durable brass drain valve. The unit is UL-certified, meets 150 psi working pressure standards, and includes a 3-year limited tank warranty and 1-year parts warranty. The Inspector recommends ensuring routine maintenance for continued safe and efficient operation.
5.3. UNDERSIZED EXPANSION TANK: The Inspector observed that the expansion tank is only a Karlson brand 2.1 gallon fixture and is likely only rated for a single water heater up to 50 gallon capacity. Home has 80 gallon water heater. Expansion tanks reduce stress on water heaters and water pipes associated from normal expansion of heated water. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.

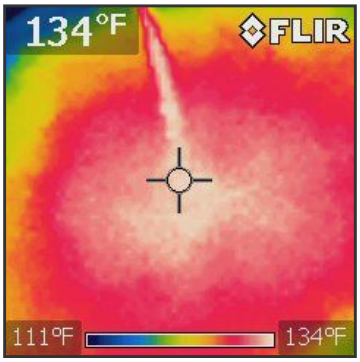
Rheem brand water heater

expansion tank

6. Hot Water Temperature

Normal	Minor	Moderate	Major	Recom
☐	✓	☐	☐	☐

Temperature: *134° at the time of inspection at the kitchen.*
Observations:
6.1. HOT WATER TEMPERATURE TOO HIGH: The hot water temperature was measured at 134° at the time of inspection. The temperature should be maintained at 120° or less for safety and reduced wear and tear on the pipes. Recommend adjusting thermostat; this is easy to do--see manual for directions.



hot water temperature

7. Safety Relief Valve

Normal	Minor	Moderate	Major	Recom
✓	☐	☐	☐	☐

Observations:
7.1. Appeared normal. The TPR valve is not tested during inspection with lever as doing so could trigger leaking. However, homeowner should test every 3 months or as directed in water heater manual.

8. Hose Faucets (Bibs)

Normal	Minor	Moderate	Major	Recom
✓	✓	☐	☐	☐

Observations:
8.1. Appeared normal.
NOTE: It is very important to shut off and drain hose faucets in the winter to prevent freezing. Frozen pipes can rupture and leak causing damage to homes.
8.2. FASTENING--HOSE FAUCETS: The Inspector that water hose faucets should be secured to the exterior with screws to help prevent them from breaking; one at side B and one at side C are of concern. The Inspector advises the Client to arrange to have a professional, licensed plumber further evaluate and address as necessary.

loose hose bib at side B

loose hose bib--side C

9. Washer/Dryer Connections

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appeared normal. Visible areas were visually inspected. Drain pipes cannot be readily tested at washing machine connections. There could be hidden defects.
Keep dryer ducts clean to reduce fire hazard from lint build-up.

laundry connections

10. Gas Supply Piping

Normal	Minor	Moderate	Major	Recom
✓				

Main Valve Location: *Gas meter location is located at side: B (left).*
Observations:
10.1. Appeared normal. No significant adverse conditions were readily observed.

main gas valve

Electrical

1. Service Drop

Normal	Minor	Moderate	Major	Recom
✓				

Location: *Left side of home.*
Overhead.
Observations:
1.1. Appeared normal.

service drop connections

2. Service Entrance Conductors

Normal	Minor	Moderate	Major	Recom
✓				

200 Amp.
120 Volt/240 Volt. (this is estimation--voltage is not tested by probing conductors to verify voltage accuracy).
Observations:
2.1. Appeared normal.

meter base

3. Main Disconnect

Normal	Minor	Moderate	Major	Recom
✓				

Location of main disconnect: *Exterior at exterior panel.*
Observations:
3.1. Appeared normal.

main disconnect (below meter)

4. Grounding

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
4.1. Appeared normal. However, note that continuity from the panelboard to the electrode is not verified as part of the inspection.
4.2. Grounding rod(s) in soil.

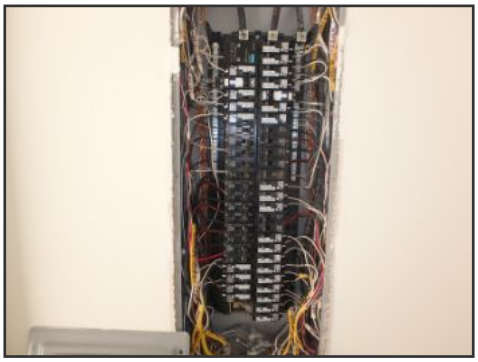
grounding conductor

5. Distribution Panelboard A

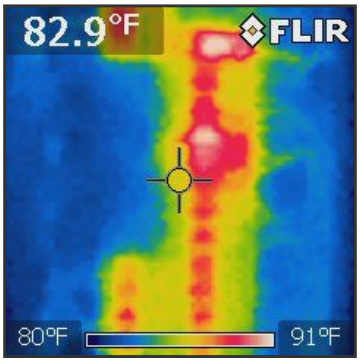
Normal	Minor	Moderate	Major	Recom
✓				

Distribution Panel: *Siemens brand breaker panel observed.*
Location: garage.
Number of 120V Breakers: 32
Number of 240V Breakers: 9
Observations:
5.1. Appeared normal.

Siemens brand panelboard



panelboard inside view



normal infrared image of panelboard

6. Service Entrance Wiring

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Type: Aluminum.*
Obstructed. Defects may be hidden.
Observations:
6.1. Appeared normal.

7. Branch Circuits

Normal	Minor	Moderate	Major	Recom
✓				

Type: *Modern grounded NM cable. This is a flexible electrical cable that features an outer plastic sheathing that protects two or more insulated conductors, as well as a bare copper ground wire.*
Material: Copper wiring observed at 120V circuits.
Material: Aluminum cable at 240V circuits.
Material: Cooper at 240V circuits.
Observations:
7.1. Appeared normal as readily visible.
Most circuits concealed. Defects may be hidden.

8. Receptacles

Normal	Minor	Moderate	Major	Recom
✓				

Type: *Tamper-resistant, grounded receptacles observed.*
Observations:
8.1. Appeared normal. Normal conditions observed at sample-tested receptacles. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).
8.2. GOOD NEWS:
The home has tamper-resistant receptacles installed for protection of small children who might stick foreign objects into the fixtures otherwise.

9. Lighting and Ceiling Fans

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appeared normal. Normal conditions observed at sample tested lights and ceiling fans. Note that lights with photo-sensors are not tested.

10. Switches

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
10.1. Appeared normal. Sample testing conducted.

11. GFCI Protection

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
11.1. Appeared normal. Test regularly as devices have high failure rate.
11.2. GOOD NEWS:
The home has GFCI receptacles at wet areas. This technology mitigates the risks of electrocution at bathrooms, kitchens, exterior, etc.

12. AFCI Protection

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
12.1. Appeared normal. AFCI devices were tested at the panel.
12.2. GOOD NEWS:
The home has modern AFCI breakers, computerized breakers, to further reduce the risk of electrical fires associated with defective wiring.

13. Surge-protective device

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
13.1. Appeared normal.
13.2. GOOD NEWS:
The home has a surge-protective device. This should mitigate possible damage to both the panelboard and to personal electronic devices should an electrical surge occur.

surge-protective device

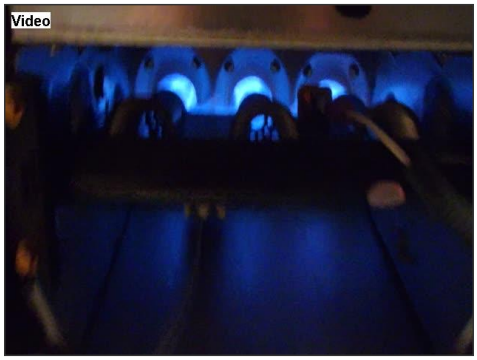
HVAC--Up

1. Heating

Normal	Minor	Moderate	Major	Recom
✓				

Unit: *Area of home served: Upstairs.*
Brand: Heil.
Input BTU: 66,000
Model #: N80MSN0701716A
Serial #: A243320793
Age: 1 years.
Estimated Furnace Lifespan (when new): 15-17 years per HUD.
Type: *Type: Central gas-fired, forced air furnace, mid-efficiency. Typically units are 80% efficient.*
Observations:
1.1. Appeared normal. Heating system was operated during the inspection.
1.2. FURNACE–GENERAL CONDITION: The Inspector observed a Heil Performance Series, Model N80MSN0701716A single-stage gas furnace installed in a multi-position configuration. The unit features an efficient 18-speed ECM blower motor, induced-draft combustion fan, silicon nitride igniter, RPJ® heat exchanger, and an 80% AFUE rating. This configuration promotes quiet, reliable performance. The furnace is dual-fuel capable and includes safety features such as flame-rollout sensors and blocked-vent protection. The Inspector recommends regular maintenance in accordance with the manufacturer's specifications to ensure continued safe and efficient operation.

Heil brand furnace



VIDEO--heating testing

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.

exhaust vent

3. Ductwork

Normal	Minor	Moderate	Major	Recom
✓				

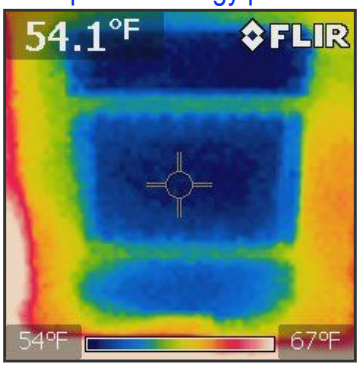
Materials: *Flex type, insulated ductwork.*
Observations:
3.1. Appeared normal. Hidden defects may exist. Calculations of ductwork sizing and air flow openings are not conducted as part of a standard inspection.

4. Central Air Conditioning

Normal	Minor	Moderate	Major	Recom
✓				

Compressor Type: *Brand: Heil.*
Capacity: 3.0 ton.
SEER (Seasonal Energy Efficient Ratio): 14.
Model #: R5A5S36AKAWA
Serial #: G250817407
Age: 1 years.
Temperature Differential: 18° F (15-22° is normal)
Observations:
4.1. Appeared normal. Operated for at least 30 minutes. Functioned normally at time of inspection.
4.2. CONDENSER–GENERAL CONDITION: The Inspector observed an ICP/ACiQ Performance Series R5A5S36AKAWA 3-ton air conditioning condenser unit, featuring a 14.3 SEER2 efficiency rating and utilizing environmentally friendly R-454B refrigerant. The unit includes a durable cabinet design, scroll compressor, internal pressure relief and thermal overload protection, and is pre-charged for a 15-ft line set to streamline installation. The unit is backed by a 10-year parts warranty when properly registered. The Inspector recommends ensuring system registration to maintain warranty coverage and optimize energy performance.

Heil brand outdoor unit



normal temperature drop

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:
5.1. Appeared normal at most sections. See other comments for exceptions.
Note that determining proper sizing of refrigerant lines is not within the scope of the inspection.
5.2. GAP--REFRIGERANT LINE INSULATION—NEAR COIL BOX--UPSTAIRS: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

insulation gap

6. Service Receptacle and Lighting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal.

7. Thermostat

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal.
7.2. GOOD NEWS -- THERMOSTAT – PROGRAMMABLE: A programmable thermostat is installed and appeared to be in good working condition at the time of inspection. This feature can improve energy efficiency by allowing automatic temperature adjustments based on occupancy and time of day.

HVAC--Main

1. Heating

Normal	Minor	Moderate	Major	Recom
				✓

Unit: *Area of home served: Main Floor.*
Brand: Heil.
Input BTU: 80,000
Model #: N92MSN0801716A
Serial #: A25026029
Age: less than 1 years.
Estimated Furnace Lifespan (when new): 15-17 years per HUD.
Type: *Hi-efficiency.*
Fuel type: natural gas
Observations:
1.1. FURNACE – GENERAL CONDITION: The Inspector observed a Heil Performance Series furnace, Model N92MSN0801716A, installed in a horizontal configuration. The unit is a single-stage gas furnace with an efficient ECM multi-speed blower, RPJ® primary heat exchanger and stainless steel secondary heat exchanger, and a silicon nitride hot surface ignitor. It is rated at approximately 80,000 BTU/h output with up to 92% AFUE efficiency. The furnace is ENERGY STAR® certified (for the U.S. South) and is covered by a 10-year parts and 20-year heat exchanger warranty when registered in a timely manner. The Inspector recommends routine annual preventive maintenance per the manufacturer's instructions to ensure safe, efficient operation and continued warranty coverage.
1.2. INOPERATIVE--GAS FURNACE--MAIN: The Inspector observed that the gas furnace is inoperative. The cause could not be readily determined. The Inspector uses normal operating controls (thermostat) when testing HVAC equipment. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

Heil brand furnace

2. Gas Furnace Exhaust

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.

3. Ductwork

Normal	Minor	Moderate	Major	Recom
✓	✓			

Materials: *Flex type, insulated ductwork.*
Observations:
3.1. Appeared normal at most sections; however see other comments for exceptions. Hidden defects may exist. Calculations of ductwork sizing and air flow openings are not conducted as part of a standard inspection.
3.2. HVAC–SAGGING FLEX DUCT: The Inspector observed a sagging flex supply duct in the center of the crawl space. Improperly supported ducts can restrict airflow, reduce system efficiency, and place stress on duct connections. The Inspector advises the Client to have a qualified HVAC contractor properly secure the duct with approved hangers or strapping in accordance with manufacturer requirements and mechanical code.

sagging duct

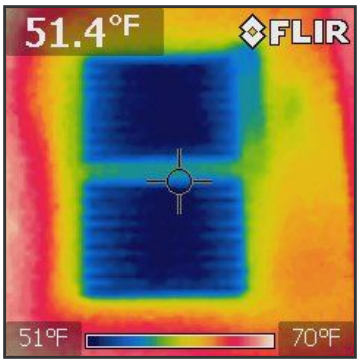
4. Central Air Conditioning

Normal	Minor	Moderate	Major	Recom
✓	✓			

Compressor Type: *Brand: Heil.*
Capacity: 3.0 ton.
SEER (Seasonal Energy Efficient Ratio): 14.
Model #: R5A5S36AKAWA
Serial #: X250752624
Model and serial numbers are not readable due to damaged label or missing label. Age and size not readily determined.
Age: less than 1 years.
Temperature Differential: 18° F (15-22° is normal)
Estimated Lifespan of Air Conditioning System (when new): 10-15 years per HUD.
Location: *Serves main floor.*
Observations:
4.1. Appeared normal. Operated for at least 30 minutes. Functioned normally at time of inspection.
4.2. CONDENSER – GENERAL CONDITION: The Inspector observed an ICP / ACiQ R5A5S36AKAWA 3-ton, single-stage condenser unit. The system is rated at 14.3 SEER2 and utilizes R-454B refrigerant, meeting modern environmental efficiency standards. Key features include a scroll compressor, internal pressure relief and thermal overload protection, a field-installable filter drier, and a robust cabinet with reinforced corners and coil protection. The unit comes factory-pre-charged for a 15-ft line-set and is designed for considerable line-length flexibility. The manufacturer provides a 10-year parts warranty when registered properly. The Inspector recommends timely registration to ensure efficient, reliable operation and maintain warranty coverage.
4.3. CONDENSATE DRAIN--MAIN: The Inspector observed a “valley” and deficient slope in the condensate drain pipe serving the air conditioning system, prior to its termination at the exterior. Improper slope can allow water to collect in the line, leading to restricted drainage, microbial growth, or system shutdown. The Inspector advises the Client to have a qualified HVAC contractor correct the drain line to provide a continuous, code-compliant slope to the exterior termination.

Heil brand outdoor unit

"valley" at condensation drain pipe



normal temperature drop

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recom
✓	✓			

Observations:

5.1. Appeared normal at most sections. See other comments for exceptions. Note that determining proper sizing of refrigerant lines is not within the scope of the inspection.

5.2. GAP--REFRIGERANT LINE INSULATION—NEAR COIL BOX--MAIN: The Inspector observed a gap at the insulation at the coil box. It should be replaced/sealed to prevent moisture damage from dripping condensation. This is an easy correction. The Inspector advises the Client to arrange to have a professional, NATE certified HVAC contractor further evaluate and address as necessary.

insulation gap

6. Service Receptacle and Lighting

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

6.1. Appeared normal.

7. Thermostat

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

7.1. Appeared normal.

7.2. GOOD NEWS -- THERMOSTAT – PROGRAMMABLE: A programmable thermostat is installed and appeared to be in good working condition at the time of inspection. This feature can improve energy efficiency by allowing automatic temperature adjustments based on occupancy and time of day.

Foundation

1. Basement/Crawl Space

Notation: *Method to Examine: Entered accessible areas and viewed with flashlight.*

2. Under Floor Crawl Space

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
2.1. Appeared normal.
2.2. Obscured by insulation. Defects may be hidden.
2.3. Obscured by limited access. Some defects may be hidden.


general image of crawl space


general image of crawl space


general image of crawl space


general image of crawl space


general image of crawl space


general image of crawl space


general image of crawl space


general image of crawl space

3. Foundation

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
3.1. Appeared normal. Foundation is concealed/underground.

4. Foundation Walls Condition

Normal	Minor	Moderate	Major	Recom
✓				

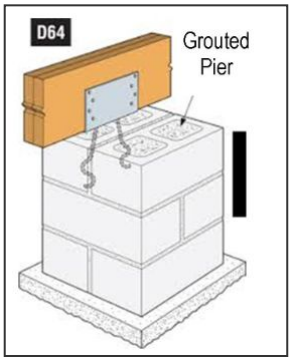
Foundation Wall Type: *CMU walls (concrete blocks).*
Observations:
4.1. Appeared normal. Minor cracks were observed.

5. Floor System Support

Normal	Minor	Moderate	Major	Recom
✓			✓	

Floor Support Method: *Masonry piers.*
Wood posts.
Observations:
5.1. Appeared normal with exceptions. See other comments.
5.2. CRAWL SPACE–IMPROPER SUPPORT: The Inspector observed a two-ply 2x6 support post located at the front of the home, approximately under the foyer, supporting the girder tail. The post is resting on stacked blocks of scrap wood directly on the soil. This is not a proper load-bearing installation and does not provide a stable or permanent foundation. Posts of this type should be supported by a properly sized, poured-in-place concrete footing to distribute loads adequately and prevent settlement. The Inspector advises the Client to have a qualified contractor install a code-compliant footing and properly reset the support post.

deficient girder support



6. Moisture Condition

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
6.1. Appeared normal at time of inspection, although damp from prior day's rainfall. However, the space may have moisture when significant storms occur.

7. Crawl Space Ventilation

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
7.1. Appeared normal.

8. Soil Gas Retarder

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
8.1. Appeared normal.

9. Crawl Space Door

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
9.1. Appeared normal.

Floor and Wall Structural Systems

1. Girders and Beams

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Built-up beams and girders.*
Observations:
1.1. Appeared normal (as visible).
Beams and headers in most cases are not directly visible. They are assessed by presence/absence of deflection and cracks at adjacent wallboard. Defects may be hidden.

2. Floor System

Normal	Minor	Moderate	Major	Recom
✓				

Floor System Type: *2x10" dimensional wood.*
Subfloor material (where visible): OSB
Observations:
2.1. Appeared normal at visible areas.

3. Wall Structure

Normal	Minor	Moderate	Major	Recom
✓				

Type: *2x4 wood frame.*
Observations:
3.1. Appeared normal (as readily visible).
In most cases wall framing is not directly visible (meaning wall studs are hidden behind drywall, etc.) Wall structure is assessed by presence/absence of bowing and cracks or areas that are out-of-plumb at wall coverings.

4. Floor System Insulation

Normal	Minor	Moderate	Major	Recom
✓				

Insulation Type: *Insulation installed with R-19 value.*
Observations:
4.1. Appeared normal. Some minor areas of displaced insulation noted; this is a minor concern. Address as necessary.

5. Wall Insulation

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *R-13 fiberglass.*
Observations:
5.1. Appeared normal where visible.

6. Wood Destroying Insects

Normal	Minor	Moderate	Major	Recom
				✓

6.1. TERMITE BOND: The Client is advised to get a termite bond for this property prior to closing. This should be obtained from a State of Georgia licensed pest control company. The Inspector advises the Client to obtain a termite protection bond to protect the home's structure from future termite activity and potential damage. "Repair and Retreat" bonds are best.
Learn more details:
http://www.agr.georgia.gov/Data/Sites/1/media/ag_plantindustry/structural_pest_control/files/Rules-of-the-Georgia-Structural-Pest-Control-Act-04-01-14.pdf

Roof Structure

1. Access Point

Normal	Minor	Moderate	Major	Recom
✓				

Observations:
1.1. Appeared normal. There was limited access; the Inspector cannot traverse areas covered in insulation as doing so will damage it. Defects may be out of view.
1.2. Method to Examine Attic: Entered accessible areas and viewed with flashlight. Note that Inspector cannot move through areas that might disturb insulation so some areas may not be visible.
1.3. Drop down stairs.

drop-down ladder

2. Attic Ventilation Condition

Normal	Minor	Moderate	Major	Recom
✓				

Vent Type: *Continuous ridge venting.*
Perforated soffits.
Observations:
2.1. Appeared normal.

3. Attic Insulation

Normal	Minor	Moderate	Major	Recom
✓				

Materials: *Loose-lay fiberglass.*
Estimated R-value: 38
Observations:
3.1. Appeared normal.

4. Roof Framing System Condition

Normal	Minor	Moderate	Major	Recom
✓				

Roof Framing System: *Stick framing with 2x6 rafters.*
Ceiling joists: 2x8 dimensional lumber.
Note that insulation may conceal defects.
Observations:
4.1. Appeared normal--ceiling joists. Note that insulation may conceal defects.
4.2. Appeared normal--rafters and supports. Note that insulation may conceal defects.

general image of attic / roof structure

general image of attic / roof structure

general image of attic / roof structure

general image of attic / roof structure

general image of attic / roof structure

general image of attic / roof structure

general image of attic / roof structure

5. Vents for Interior Appliances

Normal	Minor	Moderate	Major	Recom
✓				

Observations:

5.1. Appeared normal (as visible).

Important Environmental Information:

Radon Gas

Radon is a cancer-causing, radioactive gas.

You can't see, smell, or taste radon, but radon in the home may be a problem for you. Conducting a radon home test is the only way to find out if you and your family are at risk.

It is estimated that radon causes many thousands of deaths each year because breathing air that contains radon can cause lung cancer. In fact, the Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today. Only smoking causes more lung cancer deaths. If you smoke and your home has high radon levels, your risk of contracting lung cancer is especially high.

Radon can be found all over the U.S.

Radon comes from the natural (radioactive) breakdown of uranium in soil, rock, and water, entering the air you breathe. It can infiltrate any type of building - homes, offices, and schools - and build up to high levels. But you and your family will most likely receive your greatest exposure where you spend most of your time... your home.

You should perform a radon test.

Performing a radon test is the only way to measure radon exposure and know if you and your family are at risk. The EPA and Surgeon General recommend conducting a radon test on all homes, second floor and below. A certified radon measurement technician and can perform testing services at a reasonable fee.

You can fix a radon problem.

There are simple, relatively inexpensive measures for radon reduction that you can take to fix a radon problem and even very high levels can be reduced to acceptable levels. **Learn more.** Visit epa.gov or radongas.org

Mold / Fungus

This inspection is a visual inspection of all readily accessible walls, ceilings, and floors and will not be able to determine the presence of mold or fungus inside wall cavities, behind wall paneling, inside ceiling tiles or ceiling cavities or on floor joists or other framing members blocked from view. The Inspector will report on any visible substances that are suspected to be harmful mold or fungus (microbial growth) and will recommend additional evaluation including laboratory analysis. Some molds can be more serious than others and can pose health risks, particularly to children and the elderly, as well as persons with respiratory difficulties such as asthma and allergies. For more information on mold, the Client is advised the EPA Indoor Air Quality Information Clearinghouse at 800-438-4318 or visit www.epa.gov/mold.

Asbestos

What Is Asbestos?

Asbestos is a fiber added to many building materials prior to 1978 that can be a health hazard under certain conditions. Asbestos is a mineral fiber. It can be positively identified only with a special type of microscope. There are several types of asbestos fibers. In the past, asbestos was added to a variety of products to strengthen them and to provide heat insulation and fire resistance.

How Can Asbestos Affect My Health?

From studies of people who were exposed to asbestos in factories and shipyards, we know that breathing high levels of asbestos fibers can lead to an increased risk of:

•lung cancer:

-- mesothelioma, a cancer of the lining of the chest and the abdominal cavity; and

-- asbestosis, in which the lungs become scarred with fibrous tissue.

Where Can I Find Asbestos And When Can It Be A Problem?

Most products made today do not contain asbestos. Those few products made which still contain asbestos that could be inhaled are required to be labeled as such. However, until the 1970s, many types of building products and insulation materials used in homes contained asbestos. Common products that might have contained asbestos in the past, and conditions which may release fibers, include:

STEAM PIPES, BOILERS, and FURNACE DUCTS insulated with an asbestos blanket or asbestos paper tape.

RESILIENT FLOOR TILES, VINYL SHEET FLOORING, and ADHESIVES used for installing floor tile. Sanding tiles can release fibers. So may scraping or sanding the backing of sheet flooring during removal.

DOOR GASKETS in furnaces, wood stoves, and coal stoves. Worn seals can release asbestos fibers during use.

SOUNDPROOFING OR DECORATIVE MATERIAL sprayed on walls and ceilings. Loose, crumbly, or water-damaged material may release fibers. So will sanding, drilling, or scraping the material.

PATCHING AND JOINT COMPOUNDS for walls and ceilings, and TEXTURED PAINTS. Sanding, scraping, or drilling these surfaces may release asbestos.

ASBESTOS CEMENT ROOFING, SHINGLES, and SIDING. These products are not likely to release asbestos fibers unless sawed, dilled, or cut.

ARTIFICIAL ASHES AND EMBERS sold for use in gas-fired fireplaces. Also, other older household products such as FIREPROOF GLOVES, STOVE-TOP PADS, IRONING BOARD COVERS, and certain HAIRDRYERS.

What Should Be Done About Asbestos In The Home?

If you think asbestos may be in your home, don't panic! Usually the best thing is to LEAVE asbestos material that is in good condition ALONE.

Generally, material in good condition will not release asbestos fibers. THERE IS NO DANGER unless fibers are released and inhaled into the lungs.

Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.

If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present.

How To Identify Materials That Contain Asbestos

You can't tell whether a material contains asbestos simply by looking at it, unless it is labeled. If in doubt, treat the material as if it contains asbestos or have it sampled and analyzed by a qualified professional. A professional should take samples for analysis, since a professional knows what to look for, and because there may be an increased health risk if fibers are released. In fact, if done incorrectly, sampling can be more hazardous than leaving the material alone. Taking samples yourself is not recommended. Lean more at www.epa.gov/asbestos

Lead Based Paint

Many homes and condominiums built before 1978 have lead-based paint. Paint that has chipped or is deteriorating, or on surfaces that rub together such as windows and doors, creates lead dust which can pose serious health hazards to occupants and visitors. Homebuyers and renters have important rights to know about whether lead is present -- before signing contracts or leases. Lead Paint testing is not within the scope of this inspection. The buyer is highly advised to consider testing by a certified environmental professional. Learn more at epa.gov/lead

Homebuyers

Federal law requires that before being obligated under a contract to buy housing built prior to 1978, buyers must receive the following from the homeseller:

- An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards titled Protect Your Family From Lead In Your Home (PDF) (17 pp, 674K), which is also available in other formats and languages.

Any known information concerning the presence of lead-based paint or lead-based paint hazards in the home or building.

- For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.

An attachment to the contract, or language inserted in the contract, that includes a "Lead Warning Statement" and confirms that the seller has complied with all notification requirements.

- Sample Seller's Disclosure of Information (PDF)
- A 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity. If you have a concern about possible lead-based paint, then get a lead inspection from a certified professional before buying.

AGREEMENT FOR HOME INSPECTION SERVICES

Use of this Inspection Report implies acceptance of the following Agreement by all parties:

For in consideration of the terms of this Agreement for Home Inspection Services the Inspector (as agent of The Inspection Company of Georgia, Inc.) and Client agree as follows:

1. It is our understanding and agreement that this inspection is (a) limited in scope, (b) not a building code compliance inspection. The Inspector agrees to perform a visual inspection of the subject property and to provide the Client with a written report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of the inspection. The written report will include the following systems only: STRUCTURAL COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, ATTIC, DRAINAGE, BASEMENT OR CRAWL SPACE, INSULATION AND VENTILATION, PLUMBING, ELECTRICAL, HEATING AND CENTRAL AIR CONDITIONING. Not every possible defect may be listed in the report, but most defects that are readily visible will be described. Special Inspections may be further limited in scope as agreed by Client and Inspector. Pre-drywall Inspections are very limited and only include visible components: STRUCTURAL COMPONENTS, FOUNDATION, ROUGHED-IN ELECTRICAL, ROUGHED-IN PLUMBING, ROUGHED-IN HVAC, AND ROUGHED-IN GAS LINES as applicable.
2. Systems and items which are EXCLUDED from this inspection include, but are not limited to the following: recreational play-ground facilities, detached (out) buildings, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, generators, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, automobile charging systems, wiring not part of primary electrical distribution systems (including but not limited to: intercoms, cable TV, security systems, audio, and computer systems) appliances including portable air conditioning units, central vacuum systems, humidifiers, and dehumidifiers, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests other than visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. In general, trivial repairs (those considered under $300 for cost to correct) are not listed in the report unless there is a concern for safety. The presence or absence of pests other than visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. The Client is urged to contact a reputable Georgia licensed specialist if identification and extermination of pests/wood destroying organisms is desired. The Inspector can perform this service for a separate additional fee.
3. The inspection report will be performed in accordance with the Standards of Practice of The American Society of Home Inspectors (ASHI), and the terms in this agreement shall have the same meaning given them in the ASHI standards. A copy of the ASHI standards will be provided at the client's request or by visiting ASHI.com. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the Client. The Inspector accepts no responsibility for use or misinterpretation by third parties.
4. The Inspector is not required to move personal property, debris, furniture, carpeting, or like materials which may impede or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address, the possible presence of, or danger from Asbestos, Radon gas, lead paint, molds, mildew, urea formaldehyde, soil contamination, absence, presence, or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired. Your Inspector can conduct Radon gas testing, air quality testing, toxins from active mold, VOC testing, and water testing for an additional fee if you specifically request the testing.
6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property. We do not give estimates of the cost to repair any item.
7. NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, SYSTEM OR ITEM. CLIENT ACKNOWLEDGES THAT CONDITION OF INSPECTED STRUCTURE, SYSTEM OR ITEM, IS SUBJECT TO CHANGE AFTER REPORT IS ISSUED. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENDED TO EXPRESS THE OPINION OF THE INSPECTOR BASED ON A VISIBLE INSPECTION OF ACCESSIBLE PORTIONS OF STRUCTURE, SYSTEMS AND ITEMS OF EXISTING CONDITIONS, AT THE TIME OF INSPECTION.
8. The parties agree that the maximum liability for the inspector arising from failure to perform any of the obligations stated

in this agreement or otherwise, regardless of circumstances, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.

9. The client is solely responsible for assuring all utilities are switched on and appliances are activated prior the inspection. The Inspector cannot turn on main water valves, ignite pilot lights, etc.
10. Payment is due immediately upon completion of the on-site inspection and is the responsibility of the Client. We accept personal checks, money orders, cash, Mastercard, Visa, and Discover cards. Dishonored checks will incur minimum service charge of $25.00. Court costs, attorney fees and related collection costs may be added for any dishonored payment or failure to pay for services rendered when due. Subsequent visits or re-inspection fees are a minimum $275.00 or 50% of the original fee whichever is greater.
11. This Agreement represents the entire agreement between the Inspector and the Client. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This Agreement shall be binding and enforceable of the parties, and their heirs, executors, administrators, successors, and assigns.
12. Chinese Drywall Exclusion. The Client specifically acknowledges that the Property Inspector will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards out of the existence of these products. Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to be these products. Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that The Inspection Company and the Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.
13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

End of Report