



Property Inspection REPORT

1000 Any Street, Atlanta, GA 30301

INSPECTION PREPARED FOR: New Home Buyer

INSPECTOR: Michael Collins-Smythe

AGENT: Reator Atlanta -

WEATHER: 78°, partly cloudy

DATE OF INSPECTION: 5/13/2026

Inspector: Michael Collins-Smythe



Table Of Contents

Report Summary	3-9
Inspection Details	10-11
Outdoor Environment	12-14
Building Exterior	15-17
Roof	18-20
Interior	21-22
Interior Elements	23
Bathroom--Master	24
Bathroom--Hallway	25
Kitchen	26-28
Plumbing	29-34
Electrical	35-40
HVAC--Main	41-43
Foundation	44-47
Floor and Wall Structural Systems	48-49
Roof Structure	50-55
End of Report	56

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

Building Exterior		
Page 16 Item: 5	Steps, Stairways and Railings Condition	5.3. GRIPPABLE HANDRAIL: The inspector did not observe a handrail at the exterior masonry steps serving the steps at side D (right). Handrails are important safety features that help reduce the risk of falls, particularly where multiple risers are present. Installation of a properly sized grippable handrail is recommended for improved safety. The inspector advises the client to arrange for further evaluation and correction by a qualified contractor as needed. (IRC R311.7.8)
Page 16 Item: 6	Porches Condition	6.4. FRONT PORCH POSTS—IMPROPER POST BASE CONNECTION: The front porch support posts are installed in metal post base brackets at the concrete porch slab; however, the brackets are not properly fastened to the sides of the wood posts as intended by the manufacturer. These connectors are designed to provide lateral stability and secure attachment between the post and base. Lack of proper fastening may reduce the structural stability of the porch support system, particularly under lateral loading conditions. The Inspector recommends evaluation and correction by a qualified contractor to properly secure the post-to-base connections in accordance with manufacturer installation requirements.
Roof		
Page 18 Item: 1	Roof Covering	1.1. MAIN ROOF COVERING: The roof is reportedly approximately 15 years old and consists primarily of standard-grade asphalt three-tab shingles, with rolled roofing material installed at the front porch and rear low-slope roof sections. Visible roof coverings showed typical age-related wear including moderate granular loss, isolated biological growth/debris accumulation, and weathering consistent with mid-to-late service life. The rolled roofing sections exhibited more advanced surface weathering/crazing consistent with aging and ongoing exposure. No active leakage was confirmed at the time of inspection; however, due to observed wear and the age of the materials, continued monitoring, routine maintenance, and budgeting for future roof covering replacement should be anticipated. Insurance policy inspectors may have a different assessment of the roof covering and may deny a policy. 1.2. ROLLED ROOFING – LOW-SLOPE FRONT PORCH SECTION: The rolled roofing material at the front porch exhibited advanced age-related weathering including widespread surface crazing/alligatoring, drying, and general wear consistent with prolonged exposure. A localized darkened area was observed that may be consistent with an area of past moisture retention or ponding, resulting in accelerated surface wear. No active leakage was confirmed at the time of inspection. The observed condition indicates aging material with reduced remaining service life; continued monitoring and budgeting for repair or replacement should be anticipated.
Page 19 Item: 2	Flashing (as visible)	2.2. DRIP EDGE FLASHING: Drip edge flashing was not observed at the roof edges at the time of inspection; however, portions may be concealed or not readily visible. Drip edge flashing is intended to protect the fascia and roof decking edge by directing water away from these areas and also helps reduce potential pest entry at roofline gaps. Recommend further evaluation by a qualified roofing contractor and installation where missing or as needed. (IRC R905.2.8.5)

Interior		
Page 21 Item: 4	Windows Condition	4.2. THERMAL SEAL RUPTURE—WINDOW: The Inspector observed a window sash unit with a failed thermal seal at the master bedroom at side B. This condition is the likely cause of the visible haze or fogging between the glass panes. While this is primarily a cosmetic concern, the window has lost some of its intended insulating and energy-efficiency performance. The Inspector advises the Client to arrange for further evaluation and correction by a qualified contractor as desired.
Page 21 Item: 5	Safety Glazing (Tempered Glass)	5.2. WINDOW GLAZING – SAFETY CONCERN: Windows immediately adjacent to the exterior door at the Side D sunroom appear to contain non-tempered glazing despite being located within the hazardous location zone near the door. Modern safety standards require tempered safety glass in this location to reduce the risk of injury from accidental human impact and glass breakage. Recommend replacement with approved tempered safety glazing by a qualified contractor for improved occupant safety.
Plumbing		
Page 29 Item: 1	Main Water Valve	1.1. MAIN WATER SHUTOFF VALVE: The main water shutoff valve exhibited heavy corrosion/rusting and a minor active leak was observed at the time of inspection. Deteriorated shutoff valves may fail to operate properly when needed or may worsen over time, resulting in increased leakage or failure. Recommend replacement by a qualified plumbing contractor.
Page 30 Item: 3	Water Supply Piping	3.1. GALVANIZED PIPE—MAIN WATER LINE—AGED: The home's main water supply line appears to be galvanized material. No active leaks were observed at the time of inspection; however, this type of piping is considered outdated and is prone to internal corrosion over time. Galvanized pipes typically deteriorate from the inside out, which can restrict water flow and lead to unexpected failure without visible exterior warning signs. Visibility of the piping was limited. Given the apparent age and visible exterior rusting, the client should consider preemptive replacement to reduce the likelihood of future leakage or sudden failure. The inspector advises the client to arrange for further evaluation by a qualified licensed plumber. 3.2. STRAPPING--CPVC: The Inspector observed that the CPVC water lines are not properly strapped at some locations; the lines should be strapped every 36" and at elbows. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.
Page 30 Item: 4	Drain/Waste/Vent Piping	4.2. SEWER LATERAL – CAST IRON – AGED: The visible sewer lateral appears to be cast iron piping, which is considered an older drainage material that is commonly at or beyond its typical service life in homes of this age. No active backups or drainage performance concerns were noted or reported by the seller at the time of inspection; however, cast iron drain piping commonly deteriorates internally over time due to corrosion, scaling, and wall loss. Based on the apparent age, this sewer lateral is likely nearing the end of its useful service life, and the client should anticipate replacement in the foreseeable future. Further evaluation by a qualified plumbing contractor is recommended as needed.
Page 32 Item: 8	Hose Faucets (Bibs)	8.2. HOSE BIB SUPPLY PIPE – FREEZE RISK: The water supply pipe serving the exterior hose faucet at Side C is routed through an open brick cavity where it is exposed to outside air. This installation can allow cold winter temperatures to reach the piping, increasing the risk of freezing, pipe rupture, and resulting water damage. Recommend correction by a qualified plumbing contractor to better protect this piping from freeze exposure.

Page 33 Item: 9	Washer/Dryer Connections	9.3. LAUNDRY CLOSET DOORS – IMPROPER NON-VENTED CONFIGURATION: The clothes dryer/laundry center is installed within a small enclosed closet fitted with solid non-vented doors. Manufacturer installation requirements for this GE laundry center call for closet doors to be louvered or otherwise ventilated to provide the required make-up airflow for proper dryer operation. The current installation does not appear consistent with manufacturer requirements and may contribute to excessive heat buildup, reduced drying efficiency, and shortened equipment life. Recommend correction by a qualified contractor in accordance with manufacturer installation instructions. 9.4. DRYER DUCT--IMPROPER USE OF FLEX DUCT--UNDERFLOOR: The dryer duct is improper flexible material. Only smooth, rigid dryer ducts should be installed at underfloor area. Dryer ducts should be 25' or less (reduce allowable length by 5' for every 90° elbow). It is recommended to change the duct to the correct material to reduce fire hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.
Page 34 Item: 10	Gas Supply Piping	10.3. GAS SUPPLY PIPING – SUPPORTS: Gas supply piping observed in the cellar/underfloor area lacked adequate support at visible areas. Gas piping should be properly braced or supported at appropriate intervals (commonly approximately every 6 feet for horizontal runs) to reduce movement, stress at fittings, and potential damage over time. Recommend adding proper supports as needed.
Page 34 Item: 11	Sump Pump(s)	11.1. SUMP PUMP – IMPROPER LOCATION / AGED: A sump pump is present in the cellar/underfloor area; however, it is not located at the apparent lowest point of the space, and standing water—likely stormwater intrusion—was observed in areas not effectively served by the current installation. As configured, the pump may not adequately manage water accumulation in this area. Recommend creating a new sump pit at the lowest practical point of the cellar/underfloor area and relocating or replacing the sump pump as part of this corrective work, as the existing pump appears aged and may be near the end of its useful service life.
Electrical		
Page 36 Item: 5	Distribution Panelboard A	5.2. ELECTRICAL PANEL – BREAKER / CIRCUIT LABELING: An older ITE tandem breaker assembly was observed at the electrical panel. While functional at the time of inspection, this older breaker configuration is aged and updating is recommended as part of ongoing electrical maintenance. In addition, the circuit directory was noted to be inaccurate. For example, the directory identifies the dryer circuit at the top-right breaker position, which does not match the observed panel configuration. Recommend evaluation by a qualified electrical contractor to verify breaker compatibility, replace outdated components as needed, and accurately identify and relabel all branch circuits.

Page 37 Item: 7	Branch Circuits	7.2. ATTIC ELECTRICAL WIRING: Multiple junction boxes were observed in the attic with improper conditions including unsecured/open junction boxes and wiring not consistently protected or properly secured at visible areas. Branch circuit wiring was also observed loosely draped across attic framing and insulation rather than being properly supported in a neat and workmanlike manner. These conditions present an increased risk of wiring damage and electrical safety concerns. Recommend correction by a qualified electrical contractor. 7.3. ABANDONED / UNUSED ELECTRICAL WIRING—OBSERVED: Abandoned or unused electrical wiring was observed, including examples in the cellar area, with additional unused conductors noted in the attic. Unused electrical wiring should be properly terminated, removed, or otherwise made safe in accordance with accepted electrical practices to reduce the potential for confusion, accidental energization concerns, or other safety issues. The Inspector recommends evaluation and correction by a qualified, licensed electrician. 7.4. OPEN JUNCTION BOX—CRAWL SPACE: The Inspector observed one open electrical junction box in the crawl space beneath the home. Junction boxes should be properly enclosed with an approved cover plate to protect wiring connections from accidental contact, physical damage, and other electrical safety concerns. This is generally a minor condition that can be readily corrected. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.
Page 38 Item: 8	Receptacles	8.4. ATTIC ELECTRICAL RECEPTACLE—ACCESSIBILITY / IMPROPER INSTALLATION: An electrical receptacle was observed in the attic in an improper and vulnerable condition. The receptacle is located low within the attic insulation area and may become inaccessible if additional insulation is installed in the future. Electrical devices in attic spaces should remain readily accessible and protected from physical damage. The Inspector recommends having a qualified, licensed electrician properly secure and elevate the receptacle above the insulation level as appropriate.

Page 39 Item: 11	GFCI Protection	11.2. FRONT PORCH RECEPTACLE – NOT GFCI / NOT WEATHER-RESISTANT TYPE: The exterior receptacle observed is not equipped with modern GFCI protection and does not appear to be a weather-resistant (WR) type. GFCI protection is required at exterior receptacles to reduce the risk of electrical shock in wet or damp locations. While this condition is commonly observed in some older homes, upgrading is strongly recommended as an important safety improvement. Recommend evaluation and correction by a qualified licensed electrician, including installation of proper GFCI protection and weather-resistant components as needed. 11.3. WASHING MACHINE DESIGNATED RECEPTACLE—GFCI: The laundry room receptacle designated for the washing machine is not GFCI-protected. GFCI protection is required by current standards to help reduce the risk of electrical shock in areas with water exposure. While this condition may be typical in older homes, upgrading to GFCI protection is recommended for improved safety. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary. 11.4. EXTERIOR RECEPTACLE – PATIO AREA – NOT GFCI PROTECTED: The exterior receptacle serving the patio area does not appear to be GFCI-protected. GFCI protection is an important safety feature required at exterior wet-location receptacles to reduce the risk of electrical shock and injury. Recommend a qualified licensed electrician evaluate and upgrade this receptacle to provide proper GFCI and weather-resistant protection for improved safety.
Page 40 Item: 12	AFCI Protection	12.2. MASTER BEDROOM CIRCUIT – NO AFCI PROTECTION: The master bedroom branch circuit does not appear to be protected by an AFCI (arc-fault circuit interrupter) breaker, while AFCI protection was observed serving the other bedroom circuits. AFCI protection is an important safety feature intended to reduce the risk of electrical fires caused by arcing faults in branch circuit wiring and connected devices. Recommend a qualified licensed electrician evaluate the circuit and upgrade AFCI protection as appropriate for improved safety.
Foundation		
Page 44 Item: 3	Foundation Walls Condition	3.2. SUNROOM ENCLOSURE SKIRTING—OPEN MASONRY ALLOWING PEST ENTRY: The enclosed sunroom is now part of the home's heated and cooled living space; however, the open decorative masonry skirting below this area does not adequately separate the common crawl space from exterior conditions. The numerous open brick voids can allow pest entry, air infiltration, and moisture intrusion beneath the enclosed space. Improvement is recommended to properly enclose this area with an appropriate screened or sealed barrier while maintaining any required crawl space ventilation where applicable.

Page 45 Item: 4	Floor System Support	4.2. AUXILIARY WOOD FLOOR SUPPORT POST—DEFICIENT—NO PROPER FOOTING: The Inspector observed an auxiliary wood support post located approximately beneath the master bathroom area, apparently installed to provide supplemental support for localized floor deflection. This does not appear to be a primary structural support; however, the post is not properly founded on an adequate concrete footing and is bearing on an improvised surface. Settlement or movement may occur over time. Correction is recommended with installation of an appropriate poured-in-place concrete footing (typical minimum 12 inches deep, field verify) with a properly installed preservative-treated support post or other approved permanent support method. The Inspector advises the Client to arrange for a qualified contractor to further evaluate and address as necessary. 4.3. STEEL SUPPORT COLUMNS—ADVANCED CORROSION AT BASES: Multiple steel support columns (approximately six observed) are present within the crawl space/cellar area supporting portions of the floor structure above. Significant corrosion and section deterioration were observed at the bases of these columns, where moisture exposure appears to have accelerated rust damage. Continued deterioration may reduce the structural reliability of these supports over time. The Inspector recommends evaluation by a qualified contractor or structural professional and replacement of the affected columns 4.4. AUXILIARY STEEL JACK POSTS: Approximately 3 adjustable steel jack posts were observed in the crawlspace. These types of posts are generally considered temporary unless specifically listed/labeled for permanent structural use. Visible installation conditions suggest further evaluation is warranted to confirm proper support, footing, and suitability for permanent structural use. Recommend correction by a qualified contractor as needed.
Page 46 Item: 5	Moisture Condition	5.1. ACTIVE MOISTURE AT CELLAR: Active moisture intrusion was observed within the cellar area, with evidence of water seepage through portions of the foundation walls and/or slab perimeter. Persistent moisture conditions can contribute to elevated humidity, organic microbial growth, deterioration of wood framing and stored materials, corrosion of metal components, and general adverse crawl space/cellar conditions over time. Moisture management improvements are recommended. The Inspector advises the Client to arrange for a qualified contractor to further evaluate the source of moisture intrusion and recommend appropriate corrective measures. (IRC: R408.6)
Page 46 Item: 6	Crawl Space Ventilation	6.2. CRAWL SPACE VENTS—SOME CLOSED: Some crawl space ventilation openings were observed in the closed position at the time of inspection. Given the active moisture conditions noted within the crawl space/cellar area, improved ventilation may be beneficial if this is intended to function as a conventionally vented crawl space. The Inspector recommends opening the closed crawl space vents to promote better airflow and moisture dissipation, unless the space has been intentionally converted to a properly sealed and conditioned crawl space design.
Roof Structure		
Page 50 Item: 3	Attic Insulation	3.1. ATTIC INSULATION: The attic contains loose-fill cellulose insulation estimated at approximately 4 to 5 inches in depth, providing an approximate thermal value in the range of R-13 to R-18. This insulation level is below current commonly recommended standards for attic insulation in this climate zone. Additional insulation upgrades may improve overall energy efficiency and interior comfort.

Page 50 Item: 4	Roof Framing System Condition	4.1. ATTIC ROOF FRAMING: The attic roof framing consists of nominal 2x6 rafters and 2x6 ceiling joists. Concerns were noted regarding the existing roof support framing configuration, including single 2x4 purlins with support struts spaced approximately 6 to 8 feet apart and collar ties spaced approximately 10 feet apart. This framing appears lighter and less robust than typically recommended for improved structural support. Recommend further evaluation and upgrading by a qualified general contractor. Improvements should include installation of properly sized purlins (typically minimum 2x4 installed on edge), support struts installed at closer intervals (commonly not exceeding approximately 4 feet on center) with solid bearing to suitable framing below, and additional collar ties installed at more regular intervals (commonly every 4 feet on center or as appropriate for the framing configuration) to improve roof stability and load distribution.
Page 51 Item: 5	Vents for Interior Appliances	5.2. ABANDONED/UNUSED ROOF PENETRATION: An apparent unused PVC pipe penetration was observed extending through the roof structure, reportedly at the rear (Side C) portion of the home. This appears to be an abandoned or unused plumbing vent penetration. Unused roof penetrations can present potential pathways for moisture intrusion, pest entry, and air leakage if not properly terminated and sealed. Recommend evaluation and proper correction by a qualified contractor, which may include permanent removal and proper roof patching or approved sealed termination as appropriate. 5.3. BATHROOM EXHAUST VENTING: Two bathroom exhaust fans appear to discharge into a shared duct system within the attic. Shared exhaust duct configurations can contribute to reduced airflow performance and potential backdrafting of moist air between bathrooms if not specifically designed for this application. Recommend evaluation and correction by a qualified contractor as needed; separate independently terminated exhaust ducts are generally preferred.

Inspection Details

1. Orientation

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------



side A



side B



side C



side D



2. Attendance

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

3. Home Type

Home Type: *Single Family Home.*

4. Occupancy and Utilities

Utilities: *All utilities were turned on at time of inspection.*

Occupancy: *Furnished (belongings, furniture, stored items may obstruct defects; inspector does not move items during an inspection.)*

5. Mold and "Mold-like" Substances

Environmental: *This home may contain elevated mold or other biological substances. Testing for active mold has been conducted with an air sample. Your Home Air Check report from Prism Analytical will be ready in 3-5 business days. See end of report for more information or epa.gov/mold.*

6. Radon

Environmental: *Radon test is being conducted and results will be sent in 2-4 days.*

7. Asbestos

Environmental: *ASBESTOS: This home may contain Asbestos containing building materials since it was constructed before 1978. Testing for Asbestos is not part of this inspection. Any mention of Asbestos in this report is done as a courtesy and is limited. Client is advised to seek testing from an environmental testing service if additional information is desired about materials containing Asbestos in the home. See end of report for more information or epa.gov/asbestos.*

8. Lead-based Paint

Environmental: *LEAD-BASED PAINT: This home may contain lead-based paint since it was constructed before 1978. Testing for lead-based paint is not part of this inspection. Client is advised to seek testing from an environmental testing service if additional information is desired about materials containing lead-based paint or floor finishes in the home. See end of report for more information or epa.gov/lead.*

9. Special Notes

Normal Minor Moderate Major Recom

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Observations:

9.1. 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. The Inspector has no ownership interest, financial relationship, referral agreement, or compensation arrangement with FiveStarRated.com, any contractor, or any home warranty provider referenced in this report. These resources are mentioned solely as general informational guidance because clients frequently request advice on how to locate reputable contractors and whether to consider a home warranty. The Client is free to select any qualified contractor or service provider of their choosing.

9.2. INSPECTOR TIP--HOME WARRANTY: Some homeowners choose to purchase a home warranty to help offset the cost of unexpected repairs after closing. Over time, appliances wear out, mechanical systems age, and plumbing components can fail. Home warranty contracts vary significantly in coverage. Each policy includes a section outlining what is covered, as well as exclusions and limitations that specify what is not covered. Clients should carefully review the full terms, service fees, coverage limits, and exclusions before purchasing any plan. The Inspector has no affiliation, financial interest, or referral agreement with any home warranty provider.

9.3. INSPECTOR TIP—ESTIMATING REPAIR COSTS: Online resources, including artificial intelligence tools such as ChatGPT, can be helpful for obtaining general budgetary estimates for common home repairs, maintenance items, and replacement costs. These tools can provide useful preliminary guidance; however, final pricing should always be confirmed with qualified local contractors, as actual costs can vary significantly based on scope, materials, access, and local market conditions.

9.4. SELLER'S PROPERTY DISCLOSURE: The Seller's Property Disclosure Statement was reviewed and appears generally complete based on the information provided by the seller. Seller disclosed that the home was originally constructed in 1946, that prior additions/alterations have been made, that the HVAC system has been replaced/serviced, and that certain smart-home components are present. Seller did not disclose known active structural movement, roof leaks, plumbing leaks/backups, flood-related damage, environmental hazards, or other hidden defects at the time of disclosure. This disclosure reflects the seller's representations only and is not a substitute for an independent inspection.

Outdoor Environment

1. Exterior Grading

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

1.1. Appeared normal.

2. Driveway

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

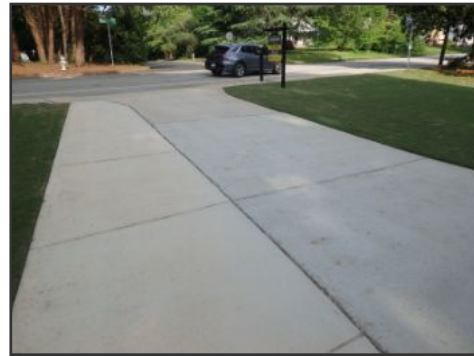
Observations:

2.1. Appeared normal.

Minor common cracks noted.



general image of driveway



general image of driveway

3. Walkway

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

3.1. Appeared normal.

Minor hairline cracks may be present.



general image of walkway

4. Patios

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

4.1. Appeared normal. Minor, hairline cracks may be present.

4.2. STONE PATIO / WALKWAY SURFACE: The flagstone patio/walkway surface appeared generally serviceable at the time of inspection. Common open joints and irregular gaps between stones were noted, which are typical of this type of installation. No major concerns were observed; routine maintenance may be needed over time to manage joint fill, vegetation growth, or minor movement of individual stones.



patio

5. General Drainage

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☒

Observations:

5.1. Appeared normal.

5.2. Note that underground drain pipes cannot be evaluated as they're not visible.

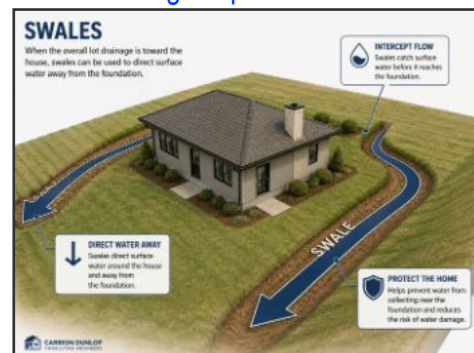
Recommend monitoring during rain storms.

5.3. SURFACE DRAIN – PATIO AREA: A surface area drain/catch basin was observed adjacent to the patio near the exterior wall. This drain appears intended to collect surface water runoff and convey it away from the structure through an underground drain line. Functional performance could not be confirmed at the time of inspection. Recommend confirming the drain is free of obstruction, properly connected, and discharging adequately away from the foundation to help reduce the potential for moisture intrusion or localized foundation settlement.

5.4. SITE DRAINAGE—POTENTIAL STORMWATER INTRUSION AT FRONT: Site conditions suggest that stormwater runoff from the driveway near the front of the home may discharge toward or collect near the structure during periods of heavy rainfall. This condition was not confirmed at the time of inspection and should be monitored during significant rain events. If stormwater intrusion or excessive pooling is observed, the Inspector recommends consultation with a qualified drainage contractor for corrective measures, which may include installation of an appropriate catch basin or related drainage improvements.



catch basin



6. Vegetation

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

6.1. Appeared normal. Good maintenance of vegetation is recommended. (Note that the Inspector is not an Arborist. Determination of diseases of trees or similar health conditions is not part of the inspection.)

7. Retaining Wall

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

7.1. Appeared normal.



8. Fence

Normal	Minor	Moderate	Major	Recom
☒	☐	☐	☐	☐

Observations:

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

8.2. Metal wire fence was present.

8.3. Wood fence was present.

8.4. 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.



VIDEO--fence span

Building Exterior

1. Exterior Foundation Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

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	Recommend
☒	☐	☐	☐	☐

Type: *CMU (concrete masonry units; sometimes called concrete blocks)*
Brick.

Concealed by cladding. Defects may be hidden.

Observations:

2.1. Appeared normal (as visible).



example foundation wall

3. Cladding/Siding Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☒

Cladding Type: *Brick-veneer.*

Fiber cement siding (sometimes called Hardiplank).

Wood trim.

Observations:

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

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. BRICK VENEER / MASONRY WALL: Localized areas of brick face deterioration (spalling) was observed at portions of the exterior masonry wall. No significant displacement or obvious structural movement was noted at the visible areas at the time of inspection. This condition appears localized and is commonly associated with long-term moisture exposure, aging, or prior coating/repair materials. Monitor for progression and repair deteriorated masonry surfaces as needed during routine maintenance to help limit further deterioration.



example brick spalling



example brick spalling

4. Gutters and Downspouts Condition

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

4.1. Appeared normal. Sometimes, though, leaks can be difficult to assess until a hard rain storm occurs.

5. Steps, Stairways and Railings Condition

Normal Minor Moderate Major Recom

☒	☐	☒	☐	☐
-------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Observations:

5.1. Appeared normal at most areas. See other comments about exceptions of limited areas.

5.2. EXTERIOR SUNROOM STEPS—LIMITED LANDING AREA AT DOOR: The masonry steps serving the exterior door have a limited landing area at the top. Current modern safety standards generally call for a larger landing at exterior egress doors to provide safer footing while entering and exiting the home. While this condition is common in older homes and may have been acceptable when constructed, the limited landing area may increase the potential for missteps or loss of footing. Upgrade may be considered as a safety improvement if future modifications are planned.

5.3. GRIPPABLE HANDRAIL: The inspector did not observe a handrail at the exterior masonry steps serving the steps at side D (right). Handrails are important safety features that help reduce the risk of falls, particularly where multiple risers are present. Installation of a properly sized grippable handrail is recommended for improved safety. The inspector advises the client to arrange for further evaluation and correction by a qualified contractor as needed. (IRC R311.7.8)



secondary steps--side D



6. Porches Condition

Normal Minor Moderate Major Recom

☒	☒	☐	☐	☐
-------------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

Observations:

6.1. Appeared normal.

6.2. Minor, hairline cracks were present at the time of inspection.

6.3. FOUNDATION WALL / PORCH INTERSECTION: A slight vertical crack was observed at the intersection between the porch foundation and the main foundation wall. This type of minor cracking is commonly associated with normal differential movement between adjoining structural elements constructed at different times or subjected to differing loads. No significant displacement was observed at the visible area at the time of inspection. Monitor for progression and seal as needed to help limit moisture intrusion.

6.4. FRONT PORCH POSTS—IMPROPER POST BASE CONNECTION: The front porch support posts are installed in metal post base brackets at the concrete porch slab; however, the brackets are not properly fastened to the sides of the wood posts as intended by the manufacturer. These connectors are designed to provide lateral stability and secure attachment between the post and base. Lack of proper fastening may reduce the structural stability of the porch support system, particularly under lateral loading conditions. The Inspector recommends evaluation and correction by a qualified contractor to properly secure the post-to-base connections in accordance with manufacturer installation requirements.



general image of porch



hairline crack--porch foundation

7. Exterior Caulk and Painting Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

7.1. Appeared normal (cosmetic conditions excepted).

8. Eaves & Facia

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

8.1. Appeared normal. Note that sometimes damage can be hidden behind gutters.

9. Drip Cap and Flashing Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

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

10. Exterior Penetrations

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

Observations:

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

10.2. **DAMAGED WEATHER HEAD:** The Inspector observed a damaged weather head at side D (right) of the building. Weather heads at exterior walls should be in good repair and sealed with caulk at edges to prevent water intrusion. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.

10.3. **WEATHER HEAD--NOT SEALED TO WALL:** The Inspector observed that a weather head at side B (left) at the gable of the building is not sealed to the wall with caulk to prevent water entry inside the wall. Weather heads at exterior walls should be tightly connected and sealed with caulk to prevent water intrusion. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



sealant needed--side B



damaged weather head--side D

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	Recommend
☐	☐	☐	☐	☒

Roof Inspection: *Roof Style: Intersecting gable.*

Secondary Roof Style: Shed.

Estimated Age of Roof Covering Material: 15 or more years.

Number of estimated layers: 1.

Materials: Standard asphalt composite.

Observations:

1.1. MAIN ROOF COVERING: The roof is reportedly approximately 15 years old and consists primarily of standard-grade asphalt three-tab shingles, with rolled roofing material installed at the front porch and rear low-slope roof sections. Visible roof coverings showed typical age-related wear including moderate granular loss, isolated biological growth/debris accumulation, and weathering consistent with mid-to-late service life. The rolled roofing sections exhibited more advanced surface weathering/crazing consistent with aging and ongoing exposure. No active leakage was confirmed at the time of inspection; however, due to observed wear and the age of the materials, continued monitoring, routine maintenance, and budgeting for future roof covering replacement should be anticipated. Insurance policy inspectors may have a different assessment of the roof covering and may deny a policy.

1.2. ROLLED ROOFING – LOW-SLOPE FRONT PORCH SECTION: The rolled roofing material at the front porch exhibited advanced age-related weathering including widespread surface crazing/alligatoring, drying, and general wear consistent with prolonged exposure. A localized darkened area was observed that may be consistent with an area of past moisture retention or ponding, resulting in accelerated surface wear. No active leakage was confirmed at the time of inspection. The observed condition indicates aging material with reduced remaining service life; continued monitoring and budgeting for repair or replacement should be anticipated.



DJI drone image of roof covering



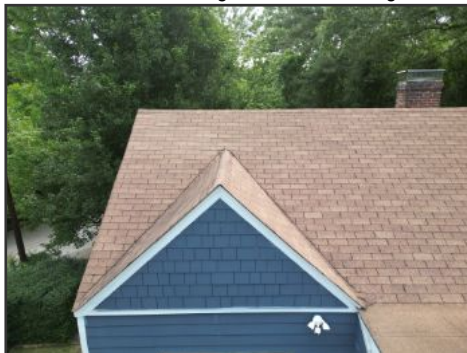
DJI drone image of roof covering



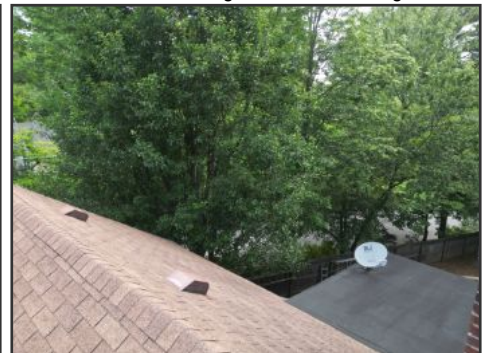
DJI drone image of roof covering



excess wear--front porch



DJI drone image of roof covering



DJI drone image of roof covering



DJI drone image of roof covering



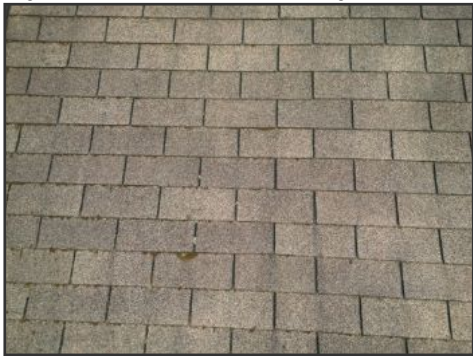
DJI drone image of roof covering



DJI drone image of roof covering



example close-up



example close-up

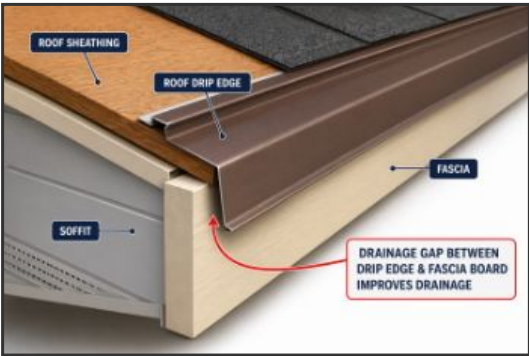
2. Flashing (as visible)

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☒

Observations:

2.1. Appeared normal at most sections; see exception comments. Note the visibility of flashing was very limited.

2.2. DRIP EDGE FLASHING: Drip edge flashing was not observed at the roof edges at the time of inspection; however, portions may be concealed or not readily visible. Drip edge flashing is intended to protect the fascia and roof decking edge by directing water away from these areas and also helps reduce potential pest entry at roofline gaps. Recommend further evaluation by a qualified roofing contractor and installation where missing or as needed. (IRC R905.2.8.5)



3. Vents (physical condition)

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

3.1. Appeared normal.

4. Chimney(s) Condition

Normal Minor Moderate Major Recom

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Observations:

4.1. **MASONRY CHIMNEY:** The exterior masonry chimney appeared generally serviceable at the time of inspection. Visible masonry components appeared intact; however, areas of sealant/patching were noted at the base flashing intersection consistent with wear. Continued monitoring and routine maintenance of chimney flashing and masonry sealant joints is recommended to help reduce the potential for moisture intrusion.



chimney

5. Chimney Cap Condition

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

5.1. **Appeared normal.**

6. Roof Penetrations Condition

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

6.1. **PLUMBING VENT PIPE PENETRATIONS:** Multiple plumbing vent pipe roof penetrations were observed. Visible vent flashing boots appeared generally intact at the time of inspection with no obvious active leakage indicators visible from the roof surface. Sealants at some flashing terminations appear aged and weathered, and these roof penetrations should be considered routine maintenance points due to their higher likelihood of leakage over time. Continued monitoring and periodic resealing or replacement of flashing components as needed is recommended as part of normal roof maintenance.



example vent penetration



example vent penetration

Interior

1. Wall Covering Condition

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Wall Covering Type: *Drywall.*

Brick.

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

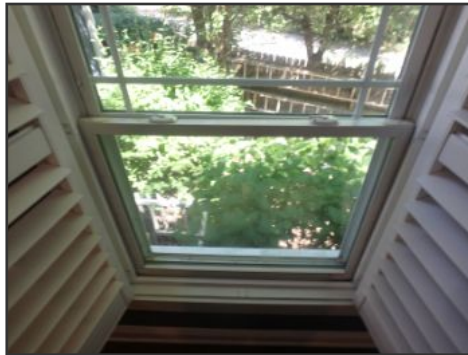
☒	☐	☒	☐	☐
-------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Materials: *Vinyl dual-pane.*

Observations:

4.1. Appeared normal at most windows. See other comments for exceptions.

4.2. THERMAL SEAL RUPTURE—WINDOW: The Inspector observed a window sash unit with a failed thermal seal at the master bedroom at side B. This condition is the likely cause of the visible haze or fogging between the glass panes. While this is primarily a cosmetic concern, the window has lost some of its intended insulating and energy-efficiency performance. The Inspector advises the Client to arrange for further evaluation and correction by a qualified contractor as desired.



thermal seal rupture

5. Safety Glazing (Tempered Glass)

Normal Minor Moderate Major Recom

☒	☐	☒	☐	☐
-------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Observations:

5.1. Appeared normal at partial locations of the home. See other comments for exceptions.

5.2. WINDOW GLAZING – SAFETY CONCERN: Windows immediately adjacent to the exterior door at the Side D sunroom appear to contain non-tempered glazing despite being located within the hazardous location zone near the door. Modern safety standards require tempered safety glass in this location to reduce the risk of injury from accidental human impact and glass breakage. Recommend replacement with approved tempered safety glazing by a qualified contractor for improved occupant safety.



windows should have tempered glazing



6. Interior Doors

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

Observations:
6.1. Appeared normal at most doors. See other notes for exceptions.
6.2. WON'T LATCH--INTERIOR DOOR: The Inspector observed that the interior door for the linen closet 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.

7. Floor Coverings

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Materials: *Hardwood.*
Pine.
Prefinished engineered wood.
Observations:
7.1. Appeared normal. Some defects may be hidden by furniture.
7.2. Wear and tear noted--typical for age.

8. Wall and Ceiling Cracks

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

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.

1. Smoke Detectors

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

1.1. Appeared normal.

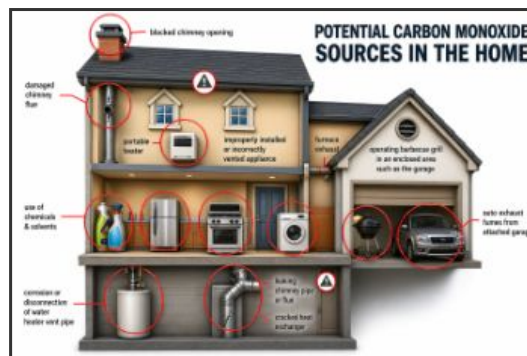


example smoke detector



✓				
---	--	--	--	--

2.1. Appeared normal.



✓	✓	etc		
---	---	-----	--	--

3.1. Appeared normal with exceptions. See other comments.

3.2. EXTERIOR DOORS: The exterior doors were generally serviceable; however, minor adjustments and hardware corrections are needed at several locations. The front entry door deadbolt requires adjustment to allow proper engagement and secure locking. The center exterior door requires minor adjustment of the deadbolt hardware and weatherstripping to improve operation and weather sealing. The kitchen exterior door is missing the strike plate for the deadbolt, preventing proper secure latching; correction is recommended.

Bathroom--Master

1. Separate Shower

Normal	Minor	Mod erate	Major	Recom
☒	☐	☐	☐	☒

Observations:

- 1.1. Appeared normal--shower drain: The shower drain appeared to be normal at time of inspection after testing for several minutes.
- 1.2. Appeared normal--shower water control: The shower control valve appeared to be normal at time of inspection after testing for several minutes.
- 1.3. GOOD NEWS: The shower head is low flow which should save water.
- 1.4. 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. Sink(s)

Normal	Minor	Mod erate	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	Mod erate	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	Mod erate	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	Mod erate	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	Mod erate	Major	Recom
☒	☐	☐	☐	☐

Observations:

- 6.1. Appeared normal.
- 6.2. Engineered Wood Floor Covering.

Bathroom--Hallway

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.



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.

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	Recommend
☒	☐	☐	☐	☐

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



2. Ventilation Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Type: *Exterior vented with range hood.*

Observations:

2.1. Appeared normal. Note: clean filters regularly to avoid grease fires.

3. Kitchen Sink(s)

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

3.1. Appeared normal.

4. Countertops

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

4.1. Appeared normal.

4.2. GOOD NEWS:

The kitchen has natural stone counter tops. The counter tops can last a lifetime and are very resistant to high temperatures in cooking areas.

5. Cabinets

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

5.1. Appeared normal. No significant cabinet deficiencies are noted.

6. Floor Covering Condition

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Materials: *Pine.*

Observations:

6.1. Appeared normal.

6.2. Typical wear may be present.

7. Lighting

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

7.1. Appeared normal.

8. Kitchen Counter Receptacles

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

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

9. Range

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Details: *RANGE (GAS)**Brand: Samsung**Model #: NX60T8511SS/AA**Serial #: 0HFE7DDR102440T**Age: Approximately 5 years old (manufactured January 2021)**Fuel Type: Natural gas with 120V electrical connection for controls/ignition**Estimated Lifespan: 15–20 years**Special Features: Convection oven; warming heater; self-clean function; slide-in design*

Observations:

9.1. Appeared normal when operated. Accuracy of thermostats is beyond the scope of this inspection.

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

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Details: *REFRIGERATOR**Brand: Samsung**Model #: RF18A5101SR/AA**Serial #: 0HX24DBY411713D**Age: Approximately 5 years old**Fuel Type: 120V electrical connection**Estimated Lifespan: 10–15 years**Special Features: SmartThings connectivity; French-door configuration; bottom freezer**WINE COOLER**Brand: Wine Enthusiast**Model #: 236 04 66 03**Serial #: V12040176**Age: Approximately 14 years old (estimated)**Fuel Type: 120V electrical connection (assumed typical)**Estimated Lifespan: 10–15 years**Special Features: Built-in undercounter wine storage*

No label found at beverage refrigerator.

Observations:

11.1. Appeared normal.

12. Dishwasher

Normal Minor Moderate Major Recom

✓				
---	--	--	--	--

Details: *DISHWASHER**Brand: Samsung**Model #: DW80R9950US/AA**Serial #: 0G38DWAN00131H**Age: Approximately 6 years old (manufactured October 2020)**Fuel Type: 120V electrical connection**Estimated Lifespan: 8–12 years**Special Features: ENERGY STAR certified; Smart Control; Sanitize cycle; Zone Booster; Wi-Fi capable*

Observations:

12.1. Appeared normal. Dishwasher was operated for short cycle.

13. Built-in microwave

Normal Minor Moderate Major Recom

✓				
---	--	--	--	--

Details: *MICROWAVE DRAWER**Brand: Sharp**Model #: SMD2470ASYD**Serial #: 738363**Age: Approximately 4 years old (manufactured August 2021)**Fuel Type: 120V electrical connection**Estimated Lifespan: 8–12 years**Special Features: Microwave drawer design; 950W output; built-in installation*

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: *Crawl Space at side A (front)*

Observations:

1.1. MAIN WATER SHUTOFF VALVE: The main water shutoff valve exhibited heavy corrosion/rusting and a minor active leak was observed at the time of inspection. Deteriorated shutoff valves may fail to operate properly when needed or may worsen over time, resulting in increased leakage or failure. Recommend replacement by a qualified plumbing contractor.



rusted and leaking main valve

2. Water Pressure

Normal Minor Moderate Major Recom

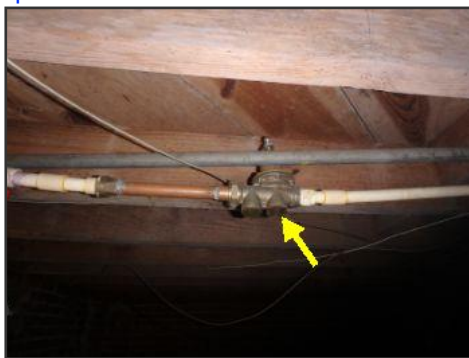
☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Water Pressure Reading: *Water pressure at time of inspection: 48 psi*

Observations:

2.1. Appeared normal.

It is advised to check the pressure annually as pressure control valves have an approximate 8-10 year lifespan.



PRV

3. Water Supply Piping

Normal Minor Moderate Major Recommended

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Materials: *Main: Galvanized.*

As visible (could be other types underground that are out of view)

Observations:

3.1. GALVANIZED PIPE—MAIN WATER LINE—AGED: The home's main water supply line appears to be galvanized material. No active leaks were observed at the time of inspection; however, this type of piping is considered outdated and is prone to internal corrosion over time. Galvanized pipes typically deteriorate from the inside out, which can restrict water flow and lead to unexpected failure without visible exterior warning signs. Visibility of the piping was limited. Given the apparent age and visible exterior rusting, the client should consider preemptive replacement to reduce the likelihood of future leakage or sudden failure. The inspector advises the client to arrange for further evaluation by a qualified licensed plumber.

3.2. STRAPPING--CPVC: The Inspector observed that the CPVC water lines are not properly strapped at some locations; the lines should be strapped every 36" and at elbows. The Inspector advises the Client to arrange to have a professional plumbing contractor further evaluate and address as necessary.



example sagging pipe



sagging pipe example

4. Drain/Waste/Vent Piping

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☒
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Drain/Waste Pipe Type: *PVC Waste and Drain*

PVC Vent

Cast Iron Sewer Lateral.

Observations:

4.1. Appeared normal at partial areas. See other comments for exceptions. Underground and hidden pipe conditions cannot be determined with a standard inspection. 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.

4.2. SEWER LATERAL – CAST IRON – AGED: The visible sewer lateral appears to be cast iron piping, which is considered an older drainage material that is commonly at or beyond its typical service life in homes of this age. No active backups or drainage performance concerns were noted or reported by the seller at the time of inspection; however, cast iron drain piping commonly deteriorates internally over time due to corrosion, scaling, and wall loss. Based on the apparent age, this sewer lateral is likely nearing the end of its useful service life, and the client should anticipate replacement in the foreseeable future. Further evaluation by a qualified plumbing contractor is recommended as needed.



cast iron drain pipe

5. Water Heater

Normal	Minor	Mod- erate	Major	Recom
☒	☐	☐	☐	☐

Details: **WATER HEATER**

Brand: Rheem

Capacity: 50 gallons

Model #: PROE50 T2 RH95

Serial #: Q192040227

Age: 6 years old (manufactured May 2020)

Estimated Lifespan for Atlanta Home: 10–15 years

Type: Electric storage tank water heater, 240V, single-phase

Special Features: Dual 5,500-watt heating elements; AHRI certified; UL listed residential unit

Observations:

5.1. Appeared normal. Appliance operated at time of inspection.



Rheem brand water heater



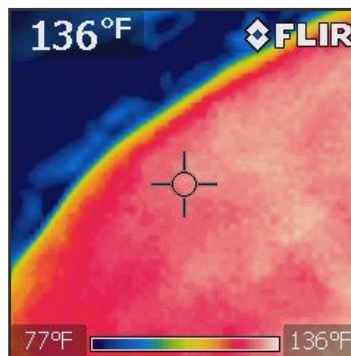
6. Hot Water Temperature

Normal	Minor	Mod- erate	Major	Recom
☐	☒	☐	☐	☐

Temperature: **136° at the time of inspection at the kitchen.**

Observations:

6.1. **HOT WATER TEMPERATURE TOO HIGH:** The hot water temperature was measured at 136° 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	Recommend
☒	☐	☐	☐	☐

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	Recommend
☒	☐	☒	☐	☐

Observations:
8.1. Appeared normal at side A.
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. HOSE BIB SUPPLY PIPE – FREEZE RISK: The water supply pipe serving the exterior hose faucet at Side C is routed through an open brick cavity where it is exposed to outside air. This installation can allow cold winter temperatures to reach the piping, increasing the risk of freezing, pipe rupture, and resulting water damage. Recommend correction by a qualified plumbing contractor to better protect this piping from freeze exposure.



hose bib

9. Washer/Dryer Connections

Normal Minor Moderate Major Recommended

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Observations:

9.1. Appeared normal however--washer and dryer were not operated as part of this inspection as owner belongings were in the appliances.

Keep dryer duct clean to reduce fire hazard.

9.2. DRYER (ELECTRIC)

Brand: GE Appliances

Model #: GUD24ESSM1WW

Serial #: DT030762C

Age: Approximately 4 years old

Fuel Type: 240V electrical connection

Estimated Lifespan: 10–15 years

Special Features: Unitized laundry center / stacked washer-dryer combination

Washing machine label not identified.

9.3. LAUNDRY CLOSET DOORS – IMPROPER NON-VENTED CONFIGURATION: The clothes dryer/laundry center is installed within a small enclosed closet fitted with solid non-vented doors. Manufacturer installation requirements for this GE laundry center call for closet doors to be louvered or otherwise ventilated to provide the required make-up airflow for proper dryer operation. The current installation does not appear consistent with manufacturer requirements and may contribute to excessive heat buildup, reduced drying efficiency, and shortened equipment life. Recommend correction by a qualified contractor in accordance with manufacturer installation instructions.

9.4. DRYER DUCT--IMPROPER USE OF FLEX DUCT--UNDERFLOOR: The dryer duct is improper flexible material. Only smooth, rigid dryer ducts should be installed at underfloor area. Dryer ducts should be 25' or less (reduce allowable length by 5' for every 90° elbow). It is recommended to change the duct to the correct material to reduce fire hazard. The Inspector advises the Client to arrange to have a professional contractor further evaluate and address as necessary.



improper dryer duct material

10. Gas Supply Piping

Normal Minor Moderate Major Recom

☒	☐	☒	☐	☐
-------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Main Valve Location: *Gas meter location is located at side: A (front).*

Observations:

10.1. Appeared normal with exceptions. See other comments.

10.2. MAIN GAS VALVE: The home has a main gas valve on the utility provider's side of the meter; however, there is no main gas valve on the homeowner's side of the gas meter. This is very common for older homes. Newly adopted fuel gas standards require two main gas shutoff valves. Sometimes gas supply companies require the secondary valve to be installed during a change of ownership or lapse in service. This is not always required. The Inspector advises that the Client arrange to have a professional licensed plumbing contractor further evaluate and address as necessary.

10.3. GAS SUPPLY PIPING – SUPPORTS: Gas supply piping observed in the cellar/underfloor area lacked adequate support at visible areas. Gas piping should be properly braced or supported at appropriate intervals (commonly approximately every 6 feet for horizontal runs) to reduce movement, stress at fittings, and potential damage over time. Recommend adding proper supports as needed.



main gas fuel valve--side A



deficient support gas pipe

11. Sump Pump(s)

Normal Minor Moderate Major Recom

☐	☐	☐	☒	☐
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Observations:

11.1. SUMP PUMP – IMPROPER LOCATION / AGED: A sump pump is present in the cellar/underfloor area; however, it is not located at the apparent lowest point of the space, and standing water—likely stormwater intrusion—was observed in areas not effectively served by the current installation. As configured, the pump may not adequately manage water accumulation in this area. Recommend creating a new sump pit at the lowest practical point of the cellar/underfloor area and relocating or replacing the sump pump as part of this corrective work, as the existing pump appears aged and may be near the end of its useful service life.



sump pump condition

Electrical

1. Service Drop

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Location: *Right 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

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

5. Distribution Panelboard A

Normal Minor Moderate Major Recom

☒	☐	☒	☐	☐
-------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Distribution Panel: *ELECTRICAL PANEL**Brand: Siemens**Manufacturer: Siemens**Model #: G2020B1150CU**Type: Indoor Load Center, Type 1**Enclosure Type: Indoor, NEMA 1 (flush mount)**Voltage Rating: 120/240V AC**Phase: Single-phase, 3-wire**Main Amperage: 200 amps**Bus Rating: 200 amps maximum**Breaker Type Required: Siemens Type QP / approved equivalent breaker types as listed on panel labeling**Branch Circuit Configuration Observed:**18 – 120-volt branch circuits**3 – 240-volt branch circuits**Multiple AFCI / AFCI/GFCI protective breakers observed**Age: Approximately 22 years old (based on City of Atlanta electrical final approval sticker dated 12/03/2004)*

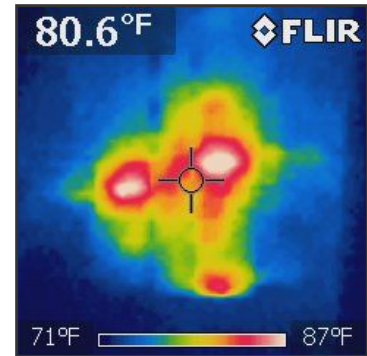
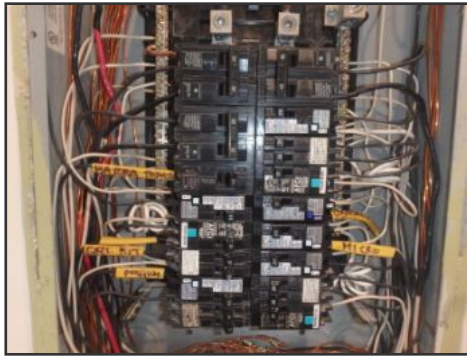
Observations:

5.1. Appeared normal with exceptions. See additional notes/comments.

5.2. ELECTRICAL PANEL – BREAKER / CIRCUIT LABELING: An older ITE tandem breaker assembly was observed at the electrical panel. While functional at the time of inspection, this older breaker configuration is aged and updating is recommended as part of ongoing electrical maintenance. In addition, the circuit directory was noted to be inaccurate. For example, the directory identifies the dryer circuit at the top-right breaker position, which does not match the observed panel configuration. Recommend evaluation by a qualified electrical contractor to verify breaker compatibility, replace outdated components as needed, and accurately identify and relabel all branch circuits.



Siemens brand panelboard



normal infrared image

6. Service Entrance Wiring

Normal	Minor	Mod- erate	Major	Recom
☒	☐	☐	☐	☐

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

7. Branch Circuits

Normal	Minor	Mod- erate	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: *Copper at 240V circuits.*

Observations:

7.1. *Appeared normal with exceptions. See other comments.*

7.2. **ATTIC ELECTRICAL WIRING:** Multiple junction boxes were observed in the attic with improper conditions including unsecured/open junction boxes and wiring not consistently protected or properly secured at visible areas. Branch circuit wiring was also observed loosely draped across attic framing and insulation rather than being properly supported in a neat and workmanlike manner. These conditions present an increased risk of wiring damage and electrical safety concerns. Recommend correction by a qualified electrical contractor.

7.3. **ABANDONED / UNUSED ELECTRICAL WIRING—OBSERVED:** Abandoned or unused electrical wiring was observed, including examples in the cellar area, with additional unused conductors noted in the attic. Unused electrical wiring should be properly terminated, removed, or otherwise made safe in accordance with accepted electrical practices to reduce the potential for confusion, accidental energization concerns, or other safety issues. The Inspector recommends evaluation and correction by a qualified, licensed electrician.

7.4. **OPEN JUNCTION BOX—CRAWL SPACE:** The Inspector observed one open electrical junction box in the crawl space beneath the home. Junction boxes should be properly enclosed with an approved cover plate to protect wiring connections from accidental contact, physical damage, and other electrical safety concerns. This is generally a minor condition that can be readily corrected. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.



open electrical junction box



open junction box



abandoned circuit



improper junction--attic



improper junction--attic



improper junction--attic

8. Receptacles

Normal	Minor	Mod- erate	Major	Recom- mend
☒	☐	☐	☐	☒

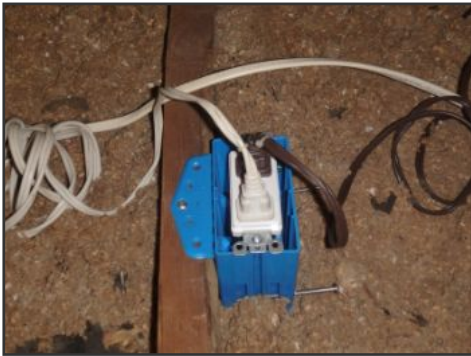
Type: ***Grounded.***
Observations:
8.1. Appeared normal. Normal conditions observed at sample-tested receptacles. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).
8.2. TAMPER-RESISTANT RECEPTACLES: The Client is advised to consider updating all of the home's receptacles to tamper-resistant type, new technology, for added electrical safety for children. Note that this technology is not a code requirement for older homes, but it is suggested as an upgrade for improved safety.
8.3. SUNROOM RECEPTACLE COVERAGE—LIMITED: The sunroom is equipped with three electrical receptacles, including two located along the Side B (left/front-facing reference) wall area and one located near the rear right corner of the room. While functional, receptacle coverage appears somewhat limited for a room of this size. Modern convenience standards would typically provide broader outlet distribution around the room. The Client may wish to consider installation of approximately two additional receptacles by a qualified electrician for improved convenience and functionality.
8.4. ATTIC ELECTRICAL RECEPTACLE—ACCESSIBILITY / IMPROPER INSTALLATION: An electrical receptacle was observed in the attic in an improper and vulnerable condition. The receptacle is located low within the attic insulation area and may become inaccessible if additional insulation is installed in the future. Electrical devices in attic spaces should remain readily accessible and protected from physical damage. The Inspector recommends having a qualified, licensed electrician properly secure and elevate the receptacle above the insulation level as appropriate.



example receptacle testing



example receptacle testing



receptacle at attic

9. Lighting and Ceiling Fans

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☒
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Observations:

9.1. Appeared normal at most locations. See exceptions. Sample testing as per ASHI standard.

9.2. EXTERIOR LIGHTING – SIDE D: The exterior lighting fixtures at Side D, including the floodlight, stoop light, and wall-mounted lantern, could not be confirmed operational at the time of inspection. Fixtures did not respond during testing, which may have been due to failed bulbs, daylight-controlled motion sensor settings, or other causes. Functional operation should be confirmed once conditions allow.

9.3. CEILING FANS – LIMITED TESTING: The ceiling fans at the front porch, sunroom, master bedroom, and rear left bedroom could not be functionally tested at the time of inspection. These units appear to be configured for operation by remote controls, and the applicable remote controls were not identified or available during the inspection. Recommend obtaining the appropriate remote controls and confirming proper fan and light operation.

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 at partial locations. See exceptions. Sample testing as per ASHI standard. Some receptacles may be obstructed (furnished homes).

11.2. FRONT PORCH RECEPTACLE – NOT GFCI / NOT WEATHER-RESISTANT TYPE: The exterior receptacle observed is not equipped with modern GFCI protection and does not appear to be a weather-resistant (WR) type. GFCI protection is required at exterior receptacles to reduce the risk of electrical shock in wet or damp locations. While this condition is commonly observed in some older homes, upgrading is strongly recommended as an important safety improvement. Recommend evaluation and correction by a qualified licensed electrician, including installation of proper GFCI protection and weather-resistant components as needed.

11.3. WASHING MACHINE DESIGNATED RECEPTACLE—GFCI: The laundry room receptacle designated for the washing machine is not GFCI-protected. GFCI protection is required by current standards to help reduce the risk of electrical shock in areas with water exposure. While this condition may be typical in older homes, upgrading to GFCI protection is recommended for improved safety. The Inspector advises the Client to arrange to have a professional, licensed electrician further evaluate and address as necessary.

11.4. EXTERIOR RECEPTACLE – PATIO AREA – NOT GFCI PROTECTED: The exterior receptacle serving the patio area does not appear to be GFCI-protected. GFCI protection is an important safety feature required at exterior wet-location receptacles to reduce the risk of electrical shock and injury. Recommend a qualified licensed electrician evaluate and upgrade this receptacle to provide proper GFCI and weather-resistant protection for improved safety.



example GFCI testing



12. AFCI Protection

Normal	Minor	Moderate	Major	Recommend
☒	☐	☒	☐	☐

Observations:

12.1. Appeared normal at some breakers. AFCI devices were tested at the panel.

12.2. MASTER BEDROOM CIRCUIT – NO AFCI PROTECTION: The master bedroom branch circuit does not appear to be protected by an AFCI (arc-fault circuit interrupter) breaker, while AFCI protection was observed serving the other bedroom circuits. AFCI protection is an important safety feature intended to reduce the risk of electrical fires caused by arcing faults in branch circuit wiring and connected devices. Recommend a qualified licensed electrician evaluate the circuit and upgrade AFCI protection as appropriate for improved safety.



example AFCI testing



AFCI test failure--master bedroom

AFCI BREAKERS

ADVANCED FIRE PROTECTION

AFCI breakers help prevent electrical fires caused by dangerous arcing faults.

DETECTS DANGEROUS ARCING FAULTS

Identifies unsafe electrical arcs that standard breakers may not detect.

IDEAL FOR AREAS WITH:

BEDROOMS

LIVING ROOMS

HALLWAYS

LAUNDRY AREAS

KITCHENS

PROTECTS YOUR HOME AND FAMILY

Shuts off power when a hazard is detected—reducing the risk of electrical fires.

DID YOU KNOW?

Electrical arcing is a leading cause of home fires. AFCI breakers provide an extra layer of protection.

HVAC--Main

1. Heating

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Unit: *AIR HANDLER (INDOOR UNIT)*

Brand: *Lennox*

Model #: *EL296UH070XV36B-07*

Serial #: *1718J35473*

Age: *9 years old (manufactured October 2017)*

Capacity: *70,000 BTU input / nominally matched for approximately 3-ton cooling system*

Estimated Lifespan for Atlanta Home: *15-20 years*

Type: *High-efficiency gas-fired forced-air furnace / air handler; upflow/horizontal configuration; 120V, single-phase*

Special Features: *Lennox Elite Series; 96% AFUE high-efficiency furnace; variable-speed blower motor; electronic ignition; sealed combustion design; AHRI certified matched-system compatible*

Observations:

1.1. Appeared normal. Heating system was operated during the inspection.



furnace



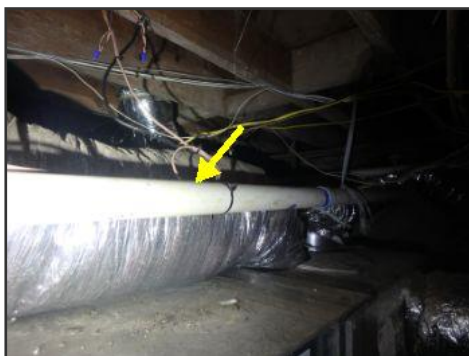
2. Gas Furnace Exhaust

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

2.1. Appeared normal.



PVC exhasut vent

3. Ductwork

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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.



example ductwork

4. Central Air Conditioning

Normal Minor Moderate Major Recommended

✓				
---	--	--	--	--

Unit: **AIR CONDITIONER (OUTDOOR UNIT)**

Brand: **Lennox**

Model #: **SL18XC1-036-230A01**

Serial #: **5815J11421**

Age: **11 years old (manufactured October 2015)**

Capacity: **3 tons**

Estimated Lifespan for Atlanta Home: **12–18 years**

Type: **High-efficiency split-system central air conditioner; R-410A refrigerant; 208/230V, single-phase**

Maximum Fuse/Breaker Size: **30 amps**

Special Features: **Lennox Signature Series; high-efficiency condenser; AHRI certified; scroll compressor**

EVAPORATOR COIL (INDOOR UNIT)

Brand: **Lennox**

Model #: **CH33-43B-2F-3**

Serial #: **6016A43032**

Age: **10 years old (manufactured January 2016)**

Capacity: **Nominally matched for approximately 3-ton system**

Estimated Lifespan for Atlanta Home: **12–18 years**

Type: **Indoor evaporator coil for split-system air conditioning; compatible with R-410A system configuration**

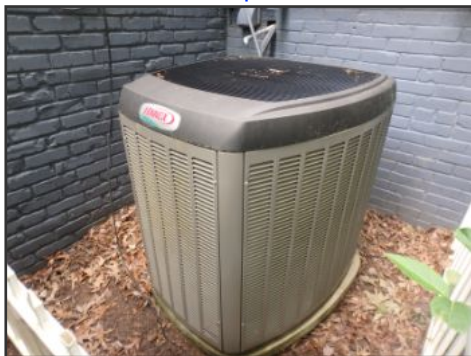
Special Features: **AHRI certified matched-system component**

Temperature Differential: **19° F (15–22° is normal)**

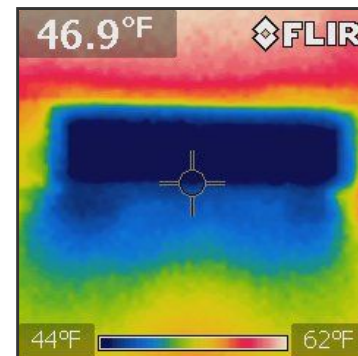
Location: **Entire home.**

Observations:

4.1. Appeared normal. Operated for at least 30 minutes. Functioned normally at time of inspection.



Lennox brand unit



normal temperature differential

5. Refrigerant Lines

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

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. HVAC REFRIGERANT LINE INSULATION—DAMAGED / INCOMPLETE: The exterior refrigerant suction line insulation serving the HVAC system is damaged, deteriorated, and incomplete in areas, leaving portions of the refrigerant line exposed. Missing or compromised insulation can reduce system efficiency, contribute to unnecessary energy loss, and may promote condensation-related deterioration over time. The Inspector recommends replacement of the damaged insulation to fully protect the exposed refrigerant line.



insulation gap



insulation gap

6. Servicing of HVAC

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

6.1. Appeared normal. Unit was recently serviced. Recommend having it serviced every 6 months.

7. Service Receptacle and Lighting

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

7.1. Appeared normal.

8. Thermostat

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:

8.1. Appeared normal.

Foundation

1. Under Floor Crawl Space

Normal Minor Moderate Major Recommended

☒
☐
☐
☐
☐

Observations:

1.1. Appeared normal.

1.2. 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 cellar

2. Foundation

Normal Minor Moderate Major Recommended

☒
☐
☐
☐
☐

Observations:

2.1. Appeared normal with exceptions. See other comments. Nearly all of the foundation is concealed/underground.

3. Foundation Walls Condition

Normal Minor Moderate Major Recommended

☒
☐
☐
☒
☐

Foundation Wall Type: *Brick pier and brick curtain walls.*

Brick.

Observations:

3.1. Appeared normal with exceptions. See other comments.

3.2. SUNROOM ENCLOSURE SKIRTING—OPEN MASONRY ALLOWING PEST ENTRY: The enclosed sunroom is now part of the home's heated and cooled living space; however, the open decorative masonry skirting below this area does not adequately separate the common crawl space from exterior conditions. The numerous open brick voids can allow pest entry, air infiltration, and moisture intrusion beneath the enclosed space. Improvement is recommended to properly enclose this area with an appropriate screened or sealed barrier while maintaining any required crawl space ventilation where applicable.



open brick

4. Floor System Support

Normal Minor Moderate Major Recom

☒	☐	☐	☒	☐
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Floor Support Method: *Masonry piers.*

Steel posts.

Untreated wood posts.

Observations:

4.1. Appeared normal with exceptions. See other comments.

4.2. AUXILIARY WOOD FLOOR SUPPORT POST—DEFICIENT—NO PROPER FOOTING:

The Inspector observed an auxiliary wood support post located approximately beneath the master bathroom area, apparently installed to provide supplemental support for localized floor deflection. This does not appear to be a primary structural support; however, the post is not properly founded on an adequate concrete footing and is bearing on an improvised surface. Settlement or movement may occur over time. Correction is recommended with installation of an appropriate poured-in-place concrete footing (typical minimum 12 inches deep, field verify) with a properly installed preservative-treated support post or other approved permanent support method. The Inspector advises the Client to arrange for a qualified contractor to further evaluate and address as necessary.

4.3. STEEL SUPPORT COLUMNS—ADVANCED CORROSION AT BASES: Multiple steel support columns (approximately six observed) are present within the crawl space/cellar area supporting portions of the floor structure above. Significant corrosion and section deterioration were observed at the bases of these columns, where moisture exposure appears to have accelerated rust damage. Continued deterioration may reduce the structural reliability of these supports over time. The Inspector recommends evaluation by a qualified contractor or structural professional and replacement of the affected columns.

4.4. AUXILIARY STEEL JACK POSTS: Approximately 3 adjustable steel jack posts were observed in the crawlspace. These types of posts are generally considered temporary unless specifically listed/labeled for permanent structural use. Visible installation conditions suggest further evaluation is warranted to confirm proper support, footing, and suitability for permanent structural use. Recommend correction by a qualified contractor as needed.



substandard floor support column



example jack post



rusted steel column example



rusted steel column example



rusted steel column example

5. Moisture Condition

Normal	Minor	Moderate	Major	Recommend
☐	☐	☐	☐	☒

Observations:

5.1. ACTIVE MOISTURE AT CELLAR: Active moisture intrusion was observed within the cellar area, with evidence of water seepage through portions of the foundation walls and/or slab perimeter. Persistent moisture conditions can contribute to elevated humidity, organic microbial growth, deterioration of wood framing and stored materials, corrosion of metal components, and general adverse crawl space/cellar conditions over time. Moisture management improvements are recommended. The Inspector advises the Client to arrange for a qualified contractor to further evaluate the source of moisture intrusion and recommend appropriate corrective measures. (IRC: R408.6)



standing water



6. Crawl Space Ventilation

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

Observations:

6.1. Appeared normal with exceptions. See other comments.
6.2. CRAWL SPACE VENTS—SOME CLOSED: Some crawl space ventilation openings were observed in the closed position at the time of inspection. Given the active moisture conditions noted within the crawl space/cellar area, improved ventilation may be beneficial if this is intended to function as a conventionally vented crawl space. The Inspector recommends opening the closed crawl space vents to promote better airflow and moisture dissipation, unless the space has been intentionally converted to a properly sealed and conditioned crawl space design.

7. Soil Gas Retarder

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

Observations:

7.1. Appeared normal with exceptions. See other comments.
7.2. VAPOR BARRIER—MINOR DEFICIENCIES NOTED: A crawl space ground vapor barrier is present and appears to provide general coverage at most visible areas; however, limited areas of displacement, gaps, or incomplete coverage were noted. While this is not considered a major concern, maintaining continuous ground coverage helps reduce moisture migration from the soil into the crawl space environment. Minor repair or repositioning of affected sections is recommended as part of routine moisture management.

8. Crawl Space Door

Normal	Minor	Moderate	Major	Recommend
☒	☐	☐	☐	☐

Observations:
8.1. Appeared normal.

9. Rodents and Pests

Normal	Minor	Moderate	Major	Recommend
☐	☐	☐	☐	☒

Observations:
9.1. MINOR PEST ACTIVITY EVIDENCE NOTED: Limited minor evidence of prior pest activity was observed at accessible areas of the crawl space. This does not appear to be a significant concern at this time; however, periodic monitoring is recommended, and pest management measures may be considered if activity becomes more pronounced.

Floor and Wall Structural Systems

1. Girders and Beams

Normal Minor Moderate Major Recom

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Materials: *Built-up beams and girders.*

Solid beams.

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: *2x8" dimensional wood.*

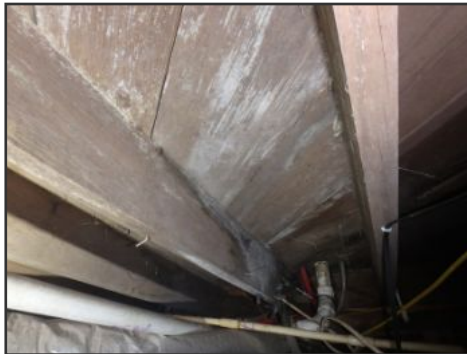
Observations:

2.1. Appeared normal. Minor prior termite damage may exist. It may be hidden (particularly at insulated areas and obstructed areas). No noted floor structures appear to be at risk of failure as noted at time of inspection.

2.2. PRIOR MOISTURE STAINING / POSSIBLE MICROBIAL GROWTH – UNDER KITCHEN:

Prior moisture staining and discoloration were observed at the underside of the kitchen floor framing/subfloor, with possible organic microbial growth noted at visible wood surfaces. The source of moisture should be confirmed as inactive, and affected surfaces should be cleaned, treated, and sealed as appropriate.

2.3. DEFLECTION OF AREAS OF FLOOR SYSTEM—MINOR: The Inspector observed minor deflection at limited areas of the floor system. This condition is commonly associated with long-term lumber movement or "timber creep," which is a gradual sagging or settling of wood framing over time. The observed deflection does not appear significant at this time; however, monitoring for progression is recommended. The Inspector advises the Client to arrange for further evaluation by a qualified contractor if conditions worsen or concerns develop.



prior leak noted

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 Recommended

☐	☐	☐	☐	☐
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

4.1. FLOOR SYSTEM INSULATION: The floor system was not insulated at the time of inspection, which is a common condition in many older homes. Lack of floor insulation can contribute to reduced energy efficiency, colder floor surfaces during winter months, and increased heating and cooling costs. Upgrading the floor system with appropriate insulation (commonly approximately R-19, depending on framing depth and installation conditions) may improve comfort and energy performance. The Inspector advises the Client to arrange for further evaluation and installation by a qualified contractor as desired.

5. Wall Insulation

Normal Minor Moderate Major Recommended

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Materials: *Insulation type not known.*

Observations:

5.1. WALL INSULATION--UNABLE TO DETERMINE: The presence or condition of wall insulation could not be readily determined due to concealed wall construction. Many older homes were originally constructed with little or no wall insulation. If improved energy efficiency or comfort is desired, the Client may wish to consult a qualified insulation contractor regarding evaluation and potential upgrades.

6. Wood Destroying Insects

Normal Minor Moderate Major Recommended

☐	☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Recent changes in the Georgia Association of Realtors (GSR) sales agreement now places responsibility of termite inspections on the buyer, not the seller as was previously required under the older agreements. As a result, some uninformed buyers may not decide to have a termite inspection conducted. The Inspector strongly advises every home buyer to have a professional termite inspection that provides an Official Georgia Wood Infestation Report.

During the course of a typical home inspection, it is common to see termite issues such as active infestation, evidence of previous termite activity or conditions that may be conducive to future termite activity. These issues will be mentioned in the home inspection report when they are visible. It is important to understand that this home inspection report does not constitute a full termite inspection which involves additional inspection procedures and probing of the structure. Client is encouraged to obtain a full termite inspection and an Official Georgia Wood Infestation Report from a professional pest control contractor.

6.1. TERMITE INSPECTION AND BOND: The Client is advised to get a termite inspection 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 Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Observations:

- 1.1. Appeared normal with exceptions. Minor adjustments advised for length of stairs.
1.2. Drop down stairs.

2. Attic Ventilation Condition

Normal Minor Moderate Major Recommended

☒	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Vent Type: *Gable vents.*

Observations:

- 2.1. Appeared normal.

3. Attic Insulation

Normal Minor Moderate Major Recommended

☐	☐	☐	☒	☐
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Observations:

- 3.1. ATTIC INSULATION: The attic contains loose-fill cellulose insulation estimated at approximately 4 to 5 inches in depth, providing an approximate thermal value in the range of R-13 to R-18. This insulation level is below current commonly recommended standards for attic insulation in this climate zone. Additional insulation upgrades may improve overall energy efficiency and interior comfort.

4. Roof Framing System Condition

Normal Minor Moderate Major Recommended

☐	☐	☐	☒	☐
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Observations:

- 4.1. ATTIC ROOF FRAMING: The attic roof framing consists of nominal 2x6 rafters and 2x6 ceiling joists. Concerns were noted regarding the existing roof support framing configuration, including single 2x4 purlins with support struts spaced approximately 6 to 8 feet apart and collar ties spaced approximately 10 feet apart. This framing appears lighter and less robust than typically recommended for improved structural support. Recommend further evaluation and upgrading by a qualified general contractor. Improvements should include installation of properly sized purlins (typically minimum 2x4 installed on edge), support struts installed at closer intervals (commonly not exceeding approximately 4 feet on center) with solid bearing to suitable framing below, and additional collar ties installed at more regular intervals (commonly every 4 feet on center or as appropriate for the framing configuration) to improve roof stability and load distribution.



general image of attic / roof framing



general image of attic / roof framing



general image of attic / roof framing



general image of attic / roof framing



general image of attic / roof framing



general image of attic / roof framing

5. Vents for Interior Appliances

Normal	Minor	Moderate	Major	Recommend
☒	☒	☐	☐	☐

Observations:

5.1. Appeared normal with exceptions. See other comments.

5.2. ABANDONED/UNUSED ROOF PENETRATION: An apparent unused PVC pipe penetration was observed extending through the roof structure, reportedly at the rear (Side C) portion of the home. This appears to be an abandoned or unused plumbing vent penetration. Unused roof penetrations can present potential pathways for moisture intrusion, pest entry, and air leakage if not properly terminated and sealed. Recommend evaluation and proper correction by a qualified contractor, which may include permanent removal and proper roof patching or approved sealed termination as appropriate.

5.3. BATHROOM EXHAUST VENTING: Two bathroom exhaust fans appear to discharge into a shared duct system within the attic. Shared exhaust duct configurations can contribute to reduced airflow performance and potential backdrafting of moist air between bathrooms if not specifically designed for this application. Recommend evaluation and correction by a qualified contractor as needed; separate independently terminated exhaust ducts are generally preferred.



unused PVC vent pipe



bathroom vent ducts improper tie together

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. Learn 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