



## Open Eye Home Inspections LLC

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Woodstock GA 30188-6030

Inspector: Tim Reed



### Property Inspection Report

Client(s): **Sample**

Property address: **Sample**









Inspection date: **Monday, July 1, 2024**

This report published on Thursday, July 18, 2024 9:02:44 PM EDT

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

#### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Functional</b>	Item or component is in functional condition
	<b>Comment</b>	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

## General Information

**Time started:** 12pm

**Present during inspection:** Client, Realtor

**Inspector:** Tim Reed

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Hot


**Recent weather:** Dry (no rain)


**Overnight temperature:** Warm


**Age of main building:** 37 years

**Source for main building age:** Municipal records or property listing

**Occupied:** Yes

1)  Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2)  The Inspection and the Report are not intended; nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any aspect of the Residence. The Client acknowledges and agrees that the Company is not an insurer of any inspected or non-inspected conditions at the Residence. Home warranty plans are available which offer valuable protection against certain unforeseen repair expenses.

3)  All designations such as " Left and Right" are noted as if the house is being viewed from the street.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Condition of fences and gates:** Appeared functional

**Fence and gate material:** Wood

**Condition of retaining walls:** Appeared functional

**Retaining wall material:** Wood

**Site profile:** Moderate slope

**Condition of driveway:** Appeared functional

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Appeared functional

**Sidewalk material:** Poured in place concrete

**Condition of decks, porches and/or balconies:** Required repairs, replacement and/or evaluation (see comments below)

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)

**Exterior stair material:** Wood


4)  One or more treads at exterior stairs were deteriorated. This is a potential fall hazard. Recommend that a qualified person repair as necessary.



Photo 4-1



Photo 4-2

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5)  Handrails at one or more flights of stairs were wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.



Photo 5-1

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6)  Guardrails at one or more locations with drop-offs higher than 30 inches were wobbly, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

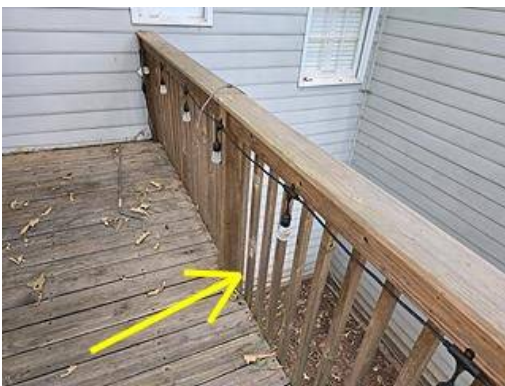


Photo 6-1

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7)  The front steps need more stringers to support the stair treads. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 7-1



Photo 7-2


8)  This deck is not considered safe by today's standards. The 4x4 posts are too small and in contact with the soil. The deck frame is single board band instead of double. One post is bowed. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 8-1



Photo 8-2



Photo 8-3 SINGLE BOARD FRAME.


9)  Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit: <https://www.reporthost.com/?IMPEL>



Photo 9-1

10) **i** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 10-1

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared functional

**Apparent wall structure:** Wood frame

**Wall covering:** Wood fiber, Cement fiber

**Condition of foundation and footings:** Appeared functional

**Apparent foundation type:** Unfinished basement

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Poured in place concrete

11) **+** **i** The clothes dryer exhaust duct appeared to need cleaning. Significant amounts of lint build-up were visible and may reduce air flow. This is a fire hazard. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit:

<https://www.reporhost.com/?DRYER>



Photo 11-1



Photo 11-2

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12)    Soffit boards are sagging or damaged in one or more areas. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4

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13)    Fascia boards are damaged in one or more areas. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 13-1



Photo 13-2


14)  Some sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6



Photo 14-7



Photo 14-8



Photo 14-9



Photo 14-10






15)      Potential rodent entry points were noticed at one or more areas of the exterior. Rodents can enter gaps of 1/2 inch or more. Recommend having a qualified contractor evaluate and make all necessary repairs.






Photo 15-1



Photo 15-2

**16)**  This property was clad with composition wood-fiber siding in some areas. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<https://www.reporthost.com/?PERMPLUS>

<https://www.reporthost.com/?COMPSDNG>



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4




Photo 16-5



Photo 16-6

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17)  Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

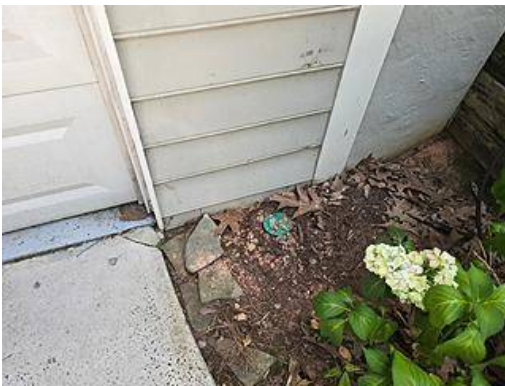


Photo 17-1



Photo 17-2

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18)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 18-1

19) 🛠️ The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 19-1



Photo 19-2

20) ⓘ General pictures of the exterior.



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6



Photo 20-7

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Age of roof surface(s):** 15 years

**Roof inspection method:** Viewed from ground, with aerial drone

**Condition of roof surface material:** Appeared functional

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Condition of exposed flashings:** Appeared functional

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full

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21)  Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 21-1



Photo 21-2

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22)  The siding on one or more exterior walls was in contact with or too close to roof surfaces below. This is a conducive condition for wood-destroying organisms. There should be a gap of 1 1/2 to 2 inches between a roof surface and siding above. The gap is meant to prevent water from wicking up into the bottom edge of the siding and causing fungal rot, or damaging the siding. There may also be inadequate space for additional layers of roofing materials in the future. Recommend that a qualified contractor repair per standard building practices. For example, by trimming the siding.



Photo 22-1

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23)  One or more gutters were damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 23-1



Photo 23-2


24)  Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 24-1



Photo 24-2


25)  Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4

26)  General pictures of the roof.



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5



Photo 26-6



Photo 26-7



Photo 26-8

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Partially traversed

**Condition of roof structure:** Appeared functional

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared functional

**Ceiling insulation material:** Spray polyurethane foam




27)    The inside of the roof decking could not be viewed due to the spray foam insulation. General pictures of the main attic area.



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4





Photo 27-5



Photo 27-6





Photo 27-7



Photo 27-8



Photo 27-9

28)   Some attic areas were inaccessible due to lack of permanent walkways. These areas were not evaluated and are excluded from the inspection.

## Garage or Carport

**Limitations:** The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

**Condition of garage vehicle door(s):** Required repair, replacement and/or evaluation (see comments below)



**Type of garage vehicle door:** Sectional

**Condition of automatic opener(s):** Appeared functional

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** No

**Condition of garage floor:** Appeared functional

**Condition of garage interior:** Appeared functional

29)   The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:

<https://www.reporthost.com/?NRGD>



Photo 29-1



Photo 29-2 THE CONTROLS FOR THIS ADJUSTMENT ARE LOCATED ON THE OPENER.

30) 🛠️ One or more extension springs supporting garage vehicle doors had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices. For more information, visit:

<https://www.reporthost.com/?GDSC>



Photo 30-1



Photo 30-2



Photo 30-3

31) 🛠️ The right side garage vehicle door is damaged at the top. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 31-1



Photo 31-2

32) ✓ ⓘ The garage door opener[s] were evaluated and appeared functional at the time of the inspection.



Photo 32-1



Photo 32-2

33) ⓘ General pictures of the garage.



Photo 33-1



Photo 33-2

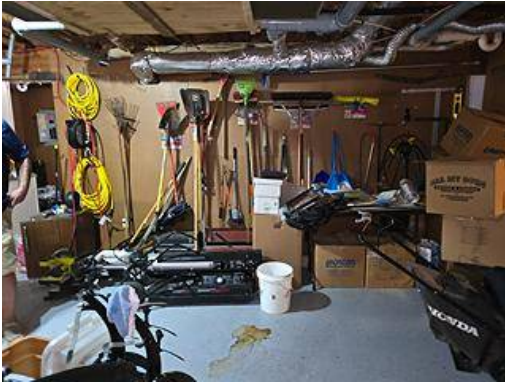


Photo 33-3



Photo 33-4

34) **i** Some and/or wall and floor areas were obscured by stored items and couldn't be fully evaluated.

## **Basement**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Condition of exterior entry doors:** Appeared functional

**Condition of floor substructure above:** Appeared functional

**Pier or support post material:** Steel

**Beam material:** Built-up wood

**Floor structure above:** Solid wood joists

**Condition of insulation underneath floor above:** Appeared functional

**Insulation material underneath floor above:** Fiberglass roll or batt

35) **i** General pictures of the basement.



Photo 35-1



Photo 35-2



Photo 35-3




Photo 35-4



Photo 35-5



Photo 35-6

36)  Some and/or wall areas were not evaluated due to lack of access from stored items. These areas are excluded from the inspection.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Required repair, replacement and/or evaluation (see comments below)

**Primary service type:** Overhead

**Service voltage (volts):** 120-240

**Estimated service amperage:** 150

**Primary service overload protection type:** Circuit breakers

**System ground:** Ground rod(s) in soil




**Condition of main service panel:** Appeared functional

**Condition of branch circuit wiring:** Appeared functional

**Branch circuit wiring type:** non-metallic sheathed

**Ground fault circuit interrupter (GFCI) protection present:** Yes

**Arc fault circuit interrupter (AFCI) protection present:** No

37)    The infrared scan of the electrical panel showed an elevated temperature on the A/C breaker. Recommend having a

qualified electrician evaluate and make any necessary repairs.

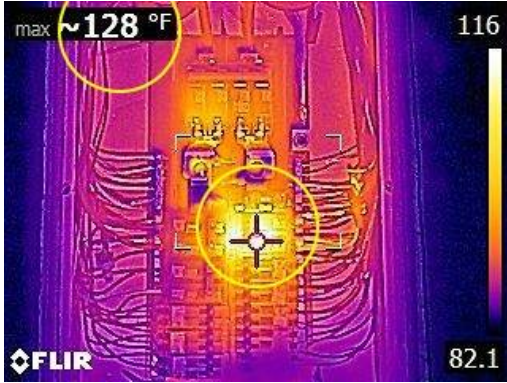




Photo 37-1



Photo 37-2

38)  One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit: <https://www.reporhost.com/?SMKALRM>

39)  One or more slots where circuit breakers are normally installed were open in panel(s) #. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

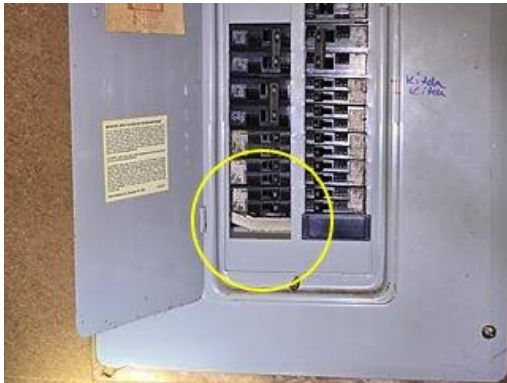


Photo 39-1




40)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 40-1



Photo 40-2

41)   The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. For more information, visit:

<https://www.reporthost.com/?SMKALRM>  
<https://www.reporthost.com/?COALRM>



Photo 41-1



42)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.



Photo 42-1



Photo 42-2

43)  All electrical panel codes changed in 2015 requiring all breakers be AFCI or GFCI protected. While homes in the State of Georgia are not required to meet current codes to be sold, the client should be aware of these changes and consider having a qualified electrical contractor evaluate the panel and make any necessary recommendations.


44)  Location of the main service disconnect.



Photo 44-1



Photo 44-2

## Plumbing / Laundry / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the

foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared functional

**Water service:** Public

**Location of main water meter:** By street

**Location of main water shut-off:** Basement

**Service pipe material:** Copper

**Condition of supply lines:** Appeared functional

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared functional

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared functional

**Waste pipe material:** Plastic

**Location(s) of plumbing clean-outs:** Basement

**Vent pipe condition:** Appeared functional

**Vent pipe material:** Plastic

**Water pressure (psi):** 55 psi



45)   The clothes dryer's flexible exhaust duct was routed through a wall, building substructure or attic. This type of duct is easily damaged, prone to clogging and not suitable for this purpose. Clothes dryers may overheat. This is a potential fire hazard. It is acceptable for a short length of corrugated, semi-rigid metal duct (not accordion flex-duct) be used between the dryer and the wall or floor fitting, but duct runs through walls, building substructures and attics should be made of rigid metal, and wrapped in R-4 insulation if routed through an unheated space. Recommend that a qualified person replace ducting per standard building practices.



Photo 45-1



Photo 45-2



46)   Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.



Photo 46-1 THIS IS THE CHECK VALVE ABOVE THE WATER HEATER.

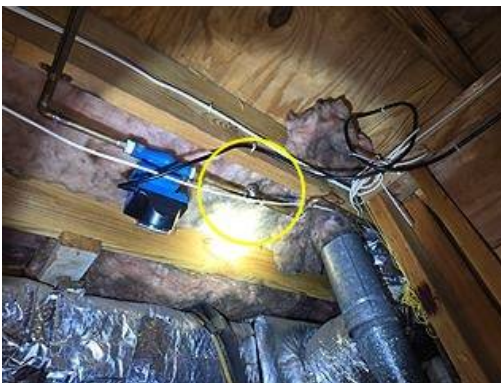




Photo 46-2

47)   It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible



after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

48) ✓ **i** Water pressure.



Photo 48-1

49) **i** The washer, dryer and connections were not evaluated and are excluded from the inspection.



Photo 49-1

50) **i** Location of the main water shut off valve. In the basement against the front wall of the finished room.

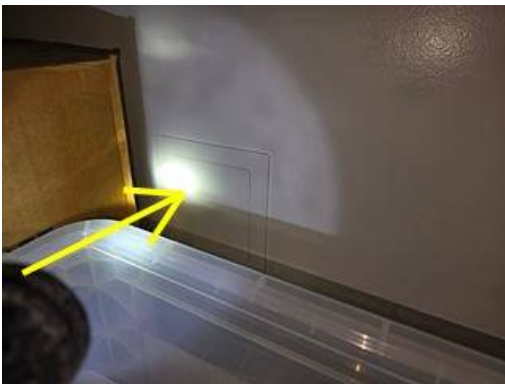


Photo 50-1

51) **i** Location of the gas shut off valve.



Photo 51-1

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared functional

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Temperature-pressure relief valve installed:** Yes

**Manufacturer:** Bradford White

**Location of water heater:** Basement

**Condition of burners:** Appeared functional

**Condition of venting system:** Appeared functional

**Condition of combustion air supply:** Appeared functional

**Estimated age:** 9 years

52) The water heater appeared functional at the time of the inspection.



Photo 52-1



Photo 52-2



Photo 52-3

53) **i** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**Condition of forced air ducts and registers:** Required repair, replacement and/or evaluation (see comments below)

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating/(cooling) system:** Appeared functional

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 13 years

**Forced air heating system manufacturer:** Trane

**Location of forced air furnace:** Basement

**Condition of furnace filters:** Appeared functional

**Location for forced air filter(s):** At base of air handler

**Condition of burners:** Appeared functional

**Condition of venting system:** Appeared functional

**Condition of combustion air supply:** Appeared functional

**Condition of cooling system and/or heat pump:** Appeared functional

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Split system

**Estimated age of heat pump or air conditioning unit:** 19 years

**Approximate tonnage:** 2.5 ton

**Manufacturer of cooling system and/or heat pump:** Trane

**Condition of controls:** Appeared functional

54) **+🔧** Significant amounts of debris, dirt and/or dust were visible in one or more sections of supply and/or return air ducts for the heating or cooling system. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Agency (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers." At a minimum, the visible debris should be thoroughly cleaned. Recommend that a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit:

<https://www.reporthost.com/?DUCTCLEAN>



Photo 54-1



Photo 54-2


55)  The air handler's primary condensate drain line was routed into a plumbing drain pipe. Such drain lines should terminate in surface waterways (e.g. a floor drain or outside). Recommend that a qualified HVAC contractor repair per standard building practices.



Photo 55-1

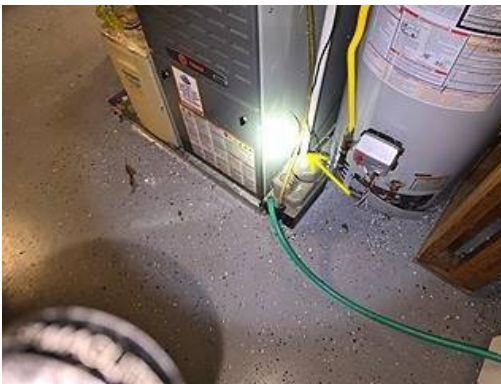


Photo 55-2


56)  Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 56-1



57)   This a/c unit appears to use R-22 refrigerant. R22 is being phased out worldwide because of its harmful effects on the ozone layer. The U.S. Environmental Protection Agency (EPA) has set January 1, 2020 as the date when R22 is banned from production and importation in the United States. After that date, R22 cannot be manufactured in the U.S. and it cannot be imported. When this system fails it will need to be replaced with a condenser using the current 410-A refrigerant.



Photo 57-1

58) There is a humidifier installed on the main floor HVAC system. These are not excluded from the inspection. Recommend asking the seller for any information regarding this system.



Photo 58-1

59) A qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary annually in the future.

60) The main floor heating and air conditioning systems were evaluated and appeared functional at the time of the inspection.



Photo 60-1

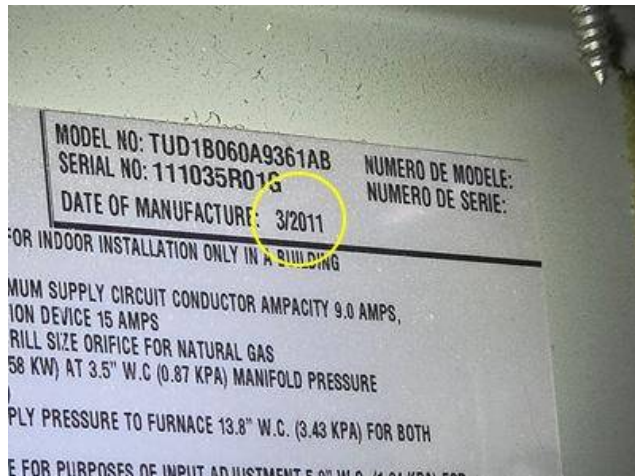


Photo 60-2



Photo 60-3



Photo 60-4



Photo 60-5



Photo 60-6

- 61) The estimated useful life for most forced air furnaces is 15-20 years.
- 62) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Wood-burning fireplace type:** Metal pre-fab  
**Wood-burning chimney type:** Metal

- 63) One or more solid fuel-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed.



Photo 63-1



Photo 63-2

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## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

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64)  Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is more likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.



Photo 64-1



Photo 64-2

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65)   The dishwasher appeared functional at the time of the inspection.



Photo 65-1

66) ✓ **i** The refrigerator appeared functional at the time of the inspection.

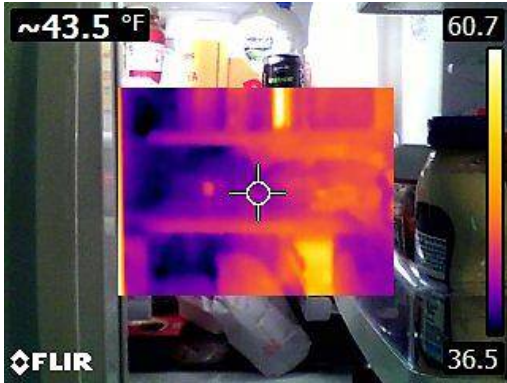


Photo 66-1



Photo 66-2



Photo 66-3

67) ✓ **i** The under sink food disposal appeared functional at the time of the inspection.



Photo 67-1

68) ✓ **i** The range was functional at the time of the inspection.



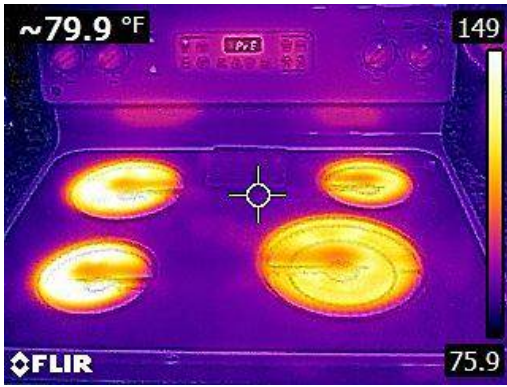


Photo 68-1



Photo 68-2

69) ✓ **i** The oven appeared functional at the time of the inspection.



Photo 69-1



Photo 69-2

70) **i** The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

71) **i** General pictures of the kitchen.



Photo 71-1



Photo 71-2



Photo 71-3



Photo 71-4

## Bathrooms

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.


72)  The exhaust fan at the upstairs hallway bathroom was weak or slow. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 72-1


73)  The bathroom sink is loose in the upstairs hallway bathroom. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 73-1



74)    All bathrooms and exterior outlets are GFCI protected. The reset is located at the receptacle in the garage by the closet area.



Photo 74-1



Photo 74-2


75)  General pictures of the bathrooms.



Photo 75-1



Photo 75-2



Photo 75-3



Photo 75-4



Photo 75-5



Photo 75-6



Photo 75-7



Photo 75-8



Photo 75-9



Photo 75-10



Photo 75-11

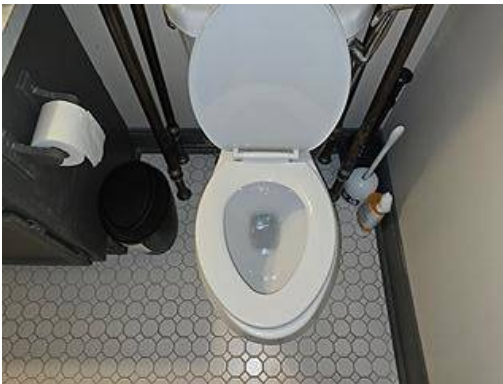


Photo 75-12



Photo 75-13



Photo 75-14



Photo 75-15

## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.




76)   One or more interior doors had a keyed lockset or deadbolt installed. This is a safety hazard for small children in the event that they lock themselves in the room, do not know how to unlock the door, and the key is not available. Recommend that a qualified person replace keyed locksets and/or deadbolts with "privacy" locksets (no key required) as necessary.



Photo 76-1



Photo 76-2

77)  One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

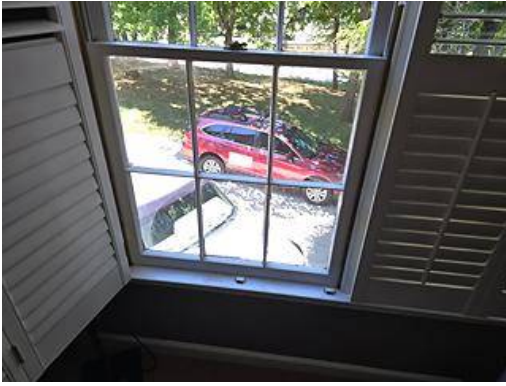


Photo 77-1



Photo 77-2

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78) 🧰 Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 78-1



Photo 78-2

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79) 🧰 Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. No structural concerns were found at the time of the inspection. This is not unusual in older homes. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 79-1

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80) 🧰 The glazing compound or caulk that holds glass panes in one or more windows was deteriorated and/or substandard. Air and/or water can leak through windows, and wood window frames are prone to rot. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace glazing compound as necessary. For more information, visit: <https://www.reporhost.com/?PUTTY>



Photo 80-1



Photo 80-2



Photo 80-3



Photo 80-4


81)  Windows, doors, and receptacles were evaluated at the time of the inspection. General pictures of the interior rooms.



Photo 81-1



Photo 81-2



Photo 81-3



Photo 81-4



Photo 81-5



Photo 81-6



Photo 81-7



Photo 81-8



Photo 81-9



Photo 81-10



Photo 81-11

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82)  The basic infrared scans showed no abnormal anomalies at the time of the inspection.





Photo 82-1



Photo 82-2

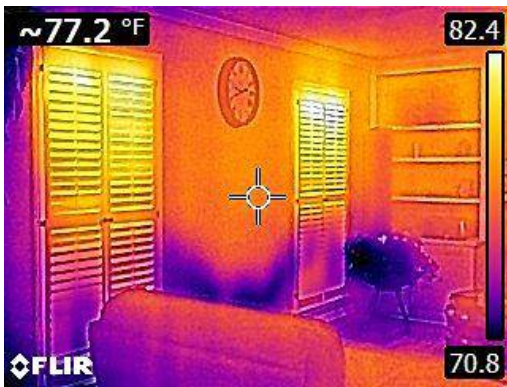


Photo 82-3



Photo 82-4



Photo 82-5



Photo 82-6



Photo 82-7



Photo 82-8

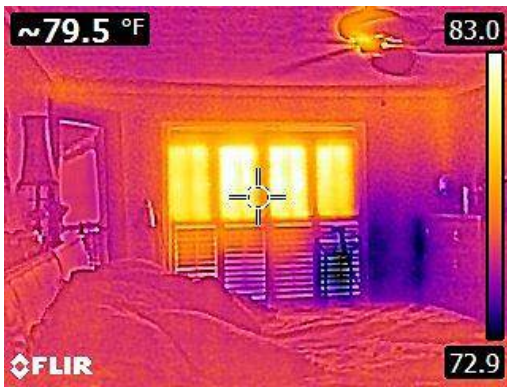


Photo 82-9



Photo 82-10

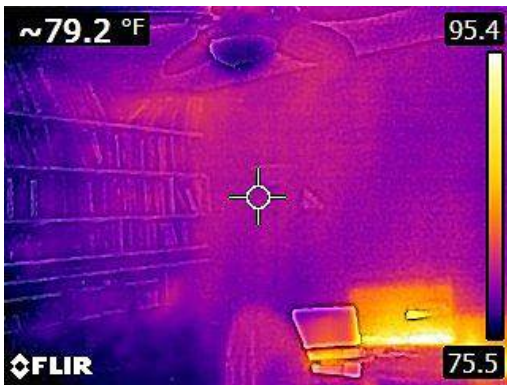


Photo 82-11



Photo 82-12



Photo 82-13

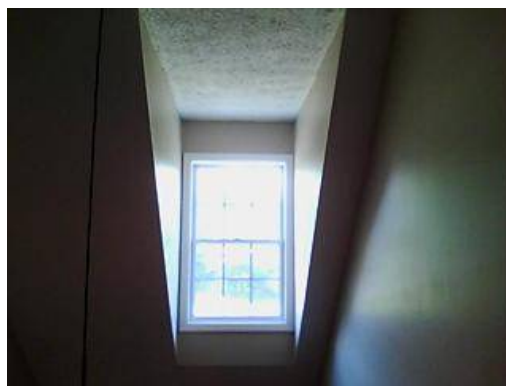


Photo 82-14



Photo 82-15





Photo 82-16

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## **Wood Destroying Organism Findings**

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

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83)    It is recommended to have a complete pest inspection from a qualified pest control company, with every real estate transaction.

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Thank You for allowing us to perform your Home Inspection.  
If you have any questions or comments contact us via email or phone.

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