



## Open Eye Home Inspections LLC

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108 Thornwood Dr

Woodstock GA 30188-6030

Inspector: Tim Reed



### Property New Home Final Inspection Report

Client(s): **Sample Report 3**

Property address: **Georgia**

Inspection date: **Thursday, January 26, 2023**









This report published on Sunday, April 2, 2023 10:06:32 AM EDT

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#### 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>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<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:** 10:00 am

**Present during inspection:** Client, Builder

**Inspector:** Tim Reed

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

**Temperature during inspection:** Cold

**Recent weather:** Rain


**Overnight temperature:** Cold

**Payment method:** Credit card

**Age of main building:** New

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

**Occupied:** Furniture or stored items were present

1)  Microbial growths were found at one or more locations in the basement cubby area under the stairs. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

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

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



Photo 1-1




Photo 1-2



Photo 1-3





Photo 1-4

2)  The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of

settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

3)  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. The Client acknowledges that the Company has explained that home warranty plans are available which offer valuable protection against certain unforeseen repair expenses.

4)  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:** Required repair, replacement and/or evaluation (see comments below)

**Retaining wall material:** Masonry

**Site profile:** Moderate slope

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

**Sidewalk material:** Masonry

**Condition of deck, patio and/or porch covers:** Appeared functional

**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared functional

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

**Condition of stairs, handrails and guardrails:** Appeared functional

**Exterior stair material:** Masonry


5)  The metal sewer cleanout or meter cover in the driveway, was missing at the time of the inspection. Recommend having the builder evaluate and make any necessary repairs or replacement.



Photo 5-1



Photo 5-2



6)   Significant cracks, deterioration, leaning and/or bowing were found in one or more retaining walls at the edge of the property on the right side. Recommend having the builder evaluate and make any necessary repairs.



Photo 6-1



Photo 6-2

- 
- 7) 🛠️ The stairs at the back patio slope towards the patio. Recommend having the builder evaluate and make any necessary repairs.



Photo 7-1

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- 8) 🔍📍📌 Drains were noticed in the yard. Recommend monitoring these drains to keep them clear from debris.



Photo 8-1

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## **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:** Cement fiber, Brick veneer

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

**Apparent foundation type:** Finished basement

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

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

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9)  The brick ledge flashing is missing one or more areas around the structure. SEE CAPTIONS BELOW PHOTOS FOR LOCATIONS. Recommend having the builder evaluate and install flashing where missing.



Photo 9-1



Photo 9-2 LEDGE ABOVE THE BASEMENT ENTRY DOOR.




Photo 9-3



Photo 9-4



**Photo 9-5** BACK RIGHT SIDE OF THE STRUCTURE.


10)  One piece of siding on the right side of the structure, has a noticeable protrusion in the siding board. Recommend having the builder evaluate and make any necessary repairs or replacement.



**Photo 10-1**



**Photo 10-2**

11)  Trim above one window on the left side of the house is damaged. Recommend having the builder evaluate and make any necessary repairs or replacement.



**Photo 11-1**



**Photo 11-2**

- 12) 🛠️ The horizontal downspout run on the left side of the house, tapers down and then up. This will not allow the water to flow correctly to the end of the downspout and will likely cause the water to come out at the downspout connections. Recommend having the builder evaluate and make any necessary repairs.



Photo 12-1



Photo 12-2

- 13) 🔍📍 One or more minor cracks were noticed in the brick veneer. These do not appear to be a structural concern. However, it is recommended to have a qualified contractor evaluate and repoint the mortar as necessary.



Photo 13-1



Photo 13-2

- 14) 🛠️ Paint has washed off the brick in some areas. Recommend having the builder evaluate and make any necessary repairs.



Photo 14-1



Photo 14-2

15) 🪛 Paint is missing at one or more pieces of window trim on the right side of the structure. Recommend having the builder evaluate and make any necessary repairs.



Photo 15-1



Photo 15-2



Photo 15-3

16) 🪛 Caulk is missing at one window frame on the left side of the house. Recommend having the builder evaluate and make any necessary repairs.



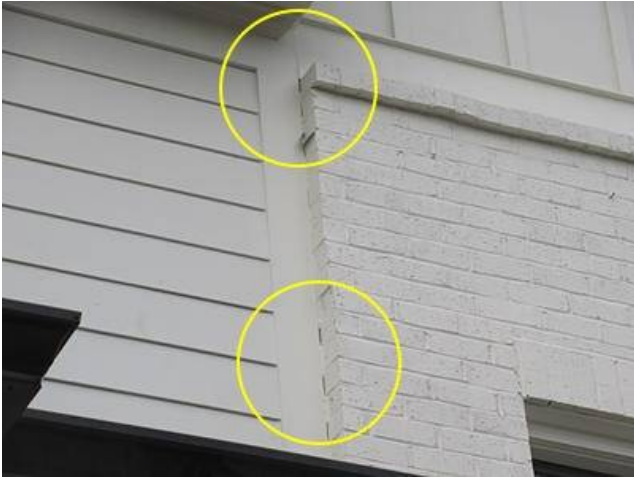


Photo 16-1



Photo 16-2

17) 🛠️ The ends of the threshold boards under the exterior doors were not painted on the ends. Recommend having the builder evaluate and make any necessary repairs.



Photo 17-1



Photo 17-2



Photo 17-3

18) 🛠️ Paint splatter was noticed on the patio ceiling in one area. Recommend having the builder evaluate and make any necessary repairs.

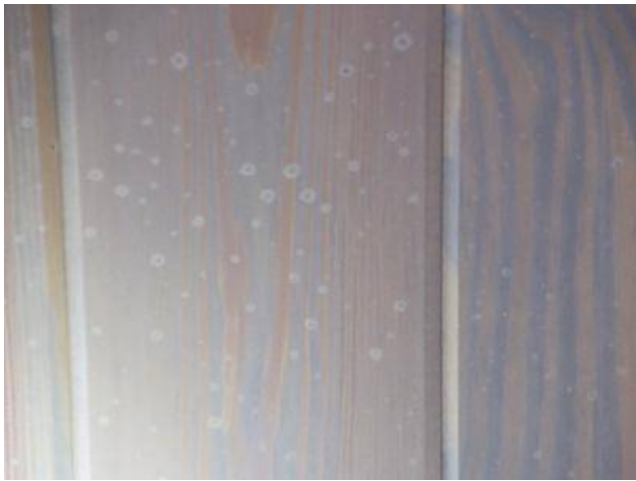


Photo 18-1

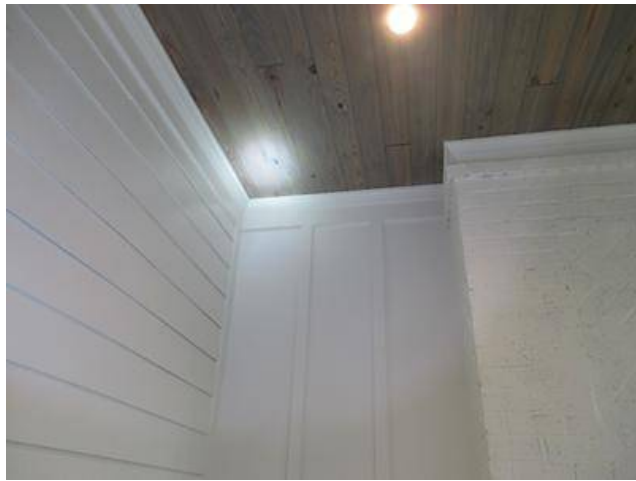


Photo 18-2

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19)  Painters tape was noticed above the chimney box on the left side of the structure and at the back of the structure by the patio. Recommend having the builder evaluate and make any necessary repairs.



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4

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20)  The strap at one downspout at the back of the house, is not secured. Recommend having the builder evaluate and make any necessary repairs.



Photo 20-1



Photo 20-2

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21) 🛠️ The grill in one exhaust vent at the back right side of the structure is blocking the flapper. Recommend having the builder evaluate and make any necessary repairs.



Photo 21-1

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22) 🛠️ There is a hole in the siding by the horizontal downspout run on the left side of the house. Recommend having the builder evaluate and make any necessary repairs.



Photo 22-1



Photo 22-2

23) **i** General pictures of the exterior.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6



Photo 23-7



Photo 23-8

## 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):** New

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

**Condition of roof surface material:** Required repair, replacement and/or evaluation (see comments below)

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

**Roof type:** Gable

**Condition of exposed flashings:** Appeared functional

**Condition of gutters, downspouts and extensions:** Appeared functional

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full


24)  One or more shingles are damaged or lifted at the edges of the roof. Recommend having the builder evaluate and make any necessary repairs.



Photo 24-1



Photo 24-2 BACK LEFT SIDE OF THE ROOF.



Photo 24-3



Photo 24-4



Photo 24-5 RIGHT SIDE OF THE ROOF.



Photo 24-6

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25) 🛠️ The drip edge is missing at the roof on the chimney box at the left side of the structure. Recommend having the builder evaluate and make any necessary repairs.



Photo 25-1



Photo 25-2



Photo 25-3

26) 🛠️ Toe boards were left on the roof. Recommend having the builder remove the toe boards and seal the holes.



Photo 26-1

27) 🛠️ One plumbing vent pipe boot does not appear to be sealed to the roof at the bottom of the boot. Recommend having the builder evaluate and make any necessary repairs.



Photo 27-1



Photo 27-2

28) 🧹 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 28-1



Photo 28-2



Photo 28-3

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29)  General pictures of the roof.



Photo 29-1

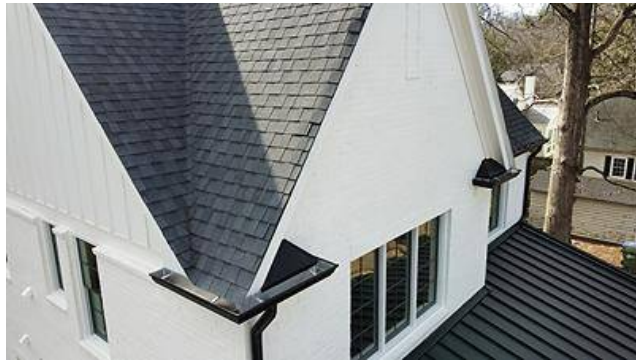


Photo 29-2





Photo 29-3



Photo 29-4



Photo 29-5



Photo 29-6



Photo 29-7



Photo 29-8

## **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:** Fiberglass loose fill, Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** R-38

**Condition of roof ventilation:** Appeared functional

**Roof ventilation type:** Ridge vent(s)

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


31)  General pictures of the main attic area.



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4



Photo 31-5



Photo 31-6



Photo 31-7



Photo 31-8

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## **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):** Appeared functional

**Type of garage vehicle door:** Sectional

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

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared functional

**Condition of garage interior:** Appeared functional

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32)  The trim at the front cubby hatch in the garage is damaged. Recommend having the builder evaluate and make any necessary repairs or replacement.




Photo 32-1



Photo 32-2

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33)  The door gasket at the bottom of the garage door is crooked or damaged. Recommend having the builder evaluate and make any necessary repairs.

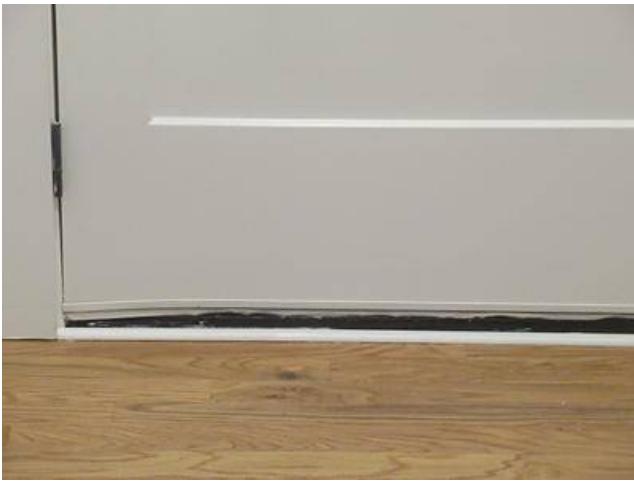


Photo 33-1


34)  There is a hole in the garage door frame board on the right side if facing from inside the garage. Recommend having the builder evaluate and make any necessary repairs.



Photo 34-1



Photo 34-2


35)  The weatherstripping at the left side of the garage door is damaged in one area. Recommend having the builder evaluate and make any necessary repairs.



Photo 35-1



Photo 35-2

36)  General pictures of the garage.



Photo 36-1



Photo 36-2



Photo 36-3



Photo 36-4


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



Photo 37-1


38)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 38-1

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## **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:** Bearing wall

**Beam material:** Laminated wood

**Floor structure above:** Engineered wood joists

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

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39)    There appears to be a leak at one pipe connection for the tankless water heater. Recommend having the builder evaluate and make any necessary repairs.

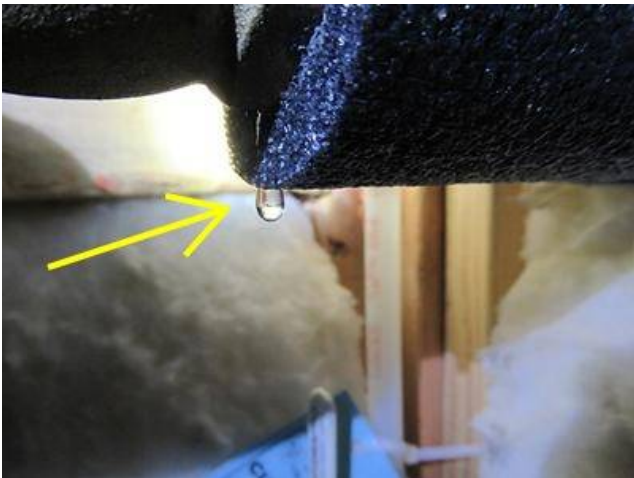


Photo 39-1



Photo 39-2



Photo 39-3



Photo 39-4

40) 🛠️ There is a gap, missing caulk, at the trim above the window in the basement bedroom. The infrared scan showed a temperature anomaly indicating cool air in this area. Recommend having the builder evaluate and make any necessary repairs.

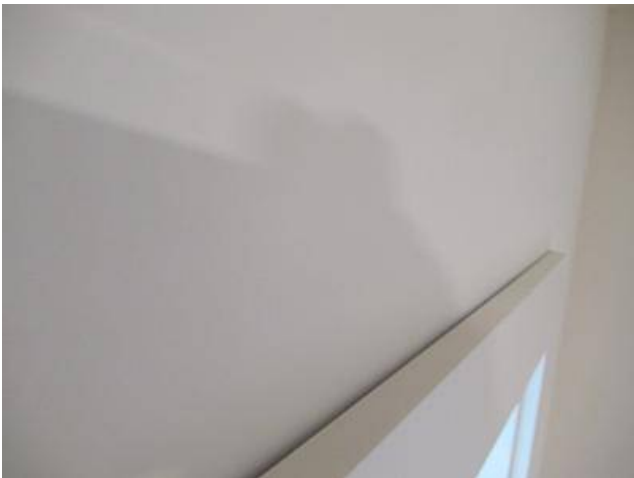


Photo 40-1



Photo 40-2

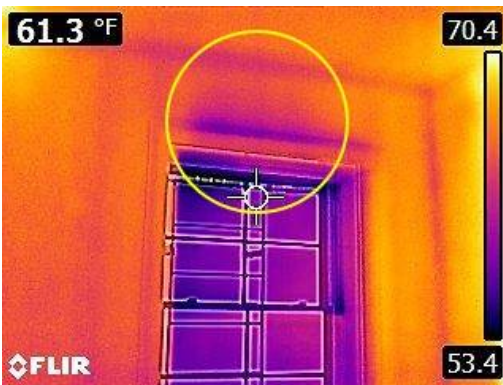


Photo 40-3



Photo 40-4

41) 🛠️ There is a rough finish on the bench in the basement hallway areas. Recommend having the builder evaluate and make any necessary repairs.



Photo 41-1



Photo 41-2

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42) 🛠️ The ends of the shoe moulding in the basement bar area are not painted. Recommend having the builder evaluate and make any necessary repairs.



Photo 42-1



Photo 42-2



Photo 42-3

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43) 🛠️ The lock receiver for the basement bedroom window needs repair. Recommend having the builder evaluate and make any necessary repairs.





Photo 43-1



Photo 43-2

44) 🛠️ The air register in the basement bedroom is not flush with the ceiling. Recommend having the builder evaluate and make any necessary repairs.



Photo 44-1



Photo 44-2

45) 🔍🏠📌 One or more minor cracks (1/8 inch or less) were found at the front wall of the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 45-1



Photo 45-2

46) ✓ **i** The small refrigerator in the basement bar area was functional at the time of the inspection.



Photo 46-1



Photo 46-2

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



Photo 47-1



Photo 47-2



Photo 47-3

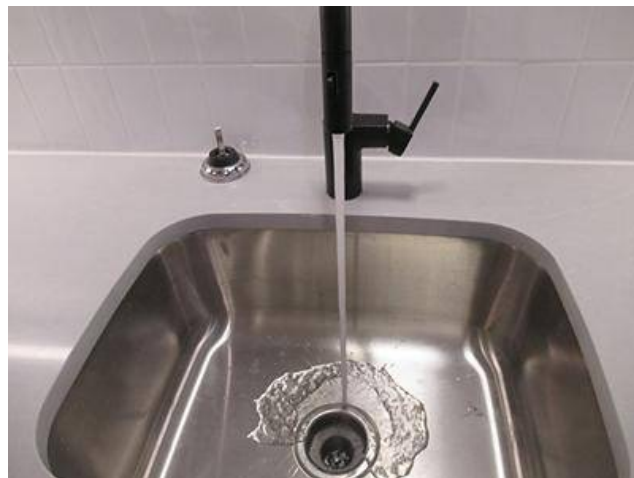


Photo 47-4



Photo 47-5



Photo 47-6



Photo 47-7



Photo 47-8

## 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:** Appeared functional

**Primary service type:** Underground

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

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

**System ground:** Concrete encased electrode



**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:** Yes

48)   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.reporhost.com/?SMKALRM>

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



49)  Location of the main service disconnect.



Photo 49-1



Photo 49-2

50)  The basic infrared scan showed no abnormal anomalies at the time of the inspection. General pictures of the electrical panel.

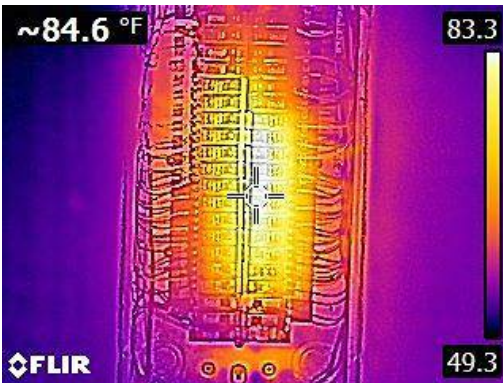


Photo 50-1

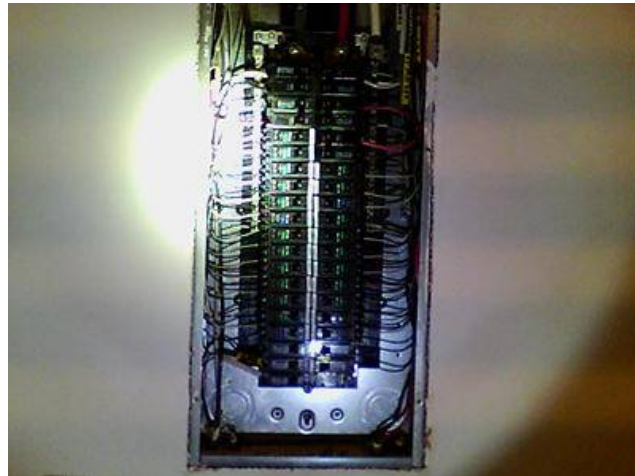


Photo 50-2

## 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

**Water pressure (psi):** 50 psi  
**Location of main water meter:** By street  
**Location of main water shut-off:** Basement  
**Service pipe material:** Plastic  
**Condition of supply lines:** Appeared functional  
**Supply pipe material:** PEX plastic  
**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


**51)**  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 51-1


**52)**  There is a gap at the wall by the cabinets in the laundry room. Recommend having the builder evaluate and make any necessary repairs.



Photo 52-1



Photo 52-2


**53)**  The cabinet doors in the laundry room need to be adjusted. Recommend having the builder evaluate and make any necessary repairs.





Photo 53-1




Photo 53-2

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54)   This property was unoccupied and/or recently de-winterized, and the plumbing system has not been in continuous operation recently. 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.

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

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56)  Location of the main water shut off valve.



Photo 56-1 BASEMENT UTILITY ROOM IN THE GARAGE.

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57)  Location of the gas shut off valve.



Photo 57-1

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58)  General pictures of the laundry room.



Photo 58-1



Photo 58-2

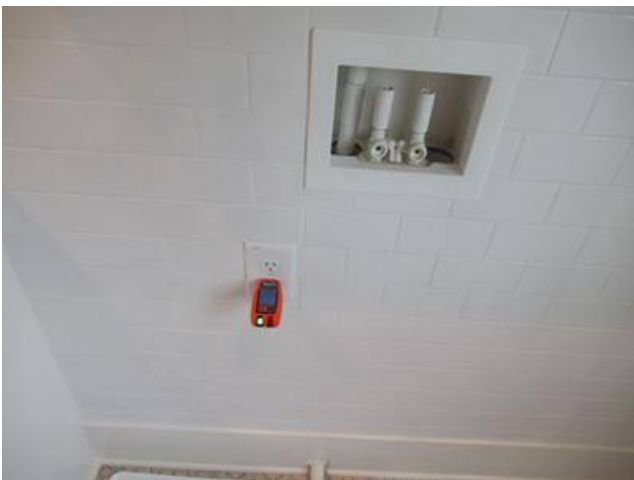


Photo 58-3

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59)  Water pressure



Photo 59-1

## 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:** Tankless

**Energy source:** Natural gas

**Estimated age:** New

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

**Manufacturer:** Navien

**Location of water heater:** Garage, Utility room

**Condition of burners:** Appeared functional

**Condition of venting system:** Appeared functional

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


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



Photo 60-1

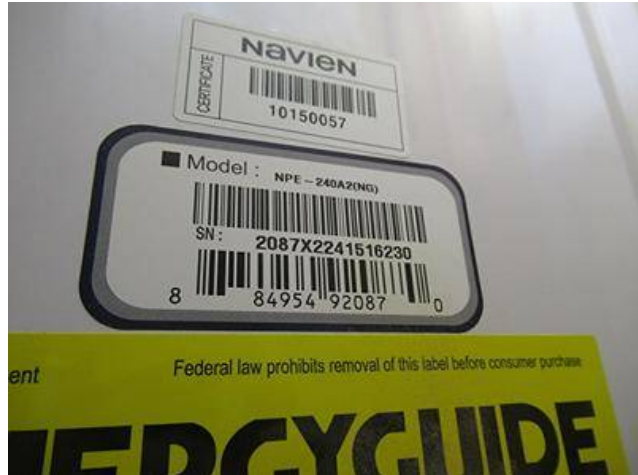


Photo 60-2





Photo 60-3

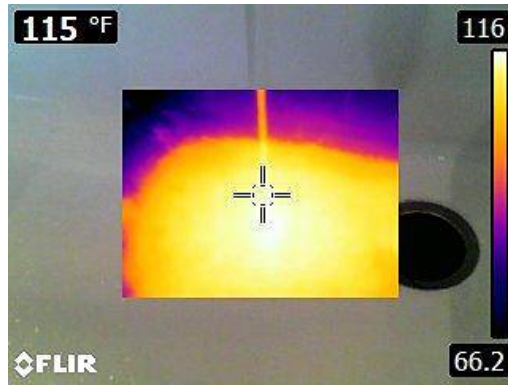


Photo 60-4

61) **i** A tankless water heaters is installed at this property. It is beyond the scope of this inspection to determine the adequacy of this system since demand varies significantly with water usage. For example, with simultaneous showers while washing clothes or dishes, etc. During such usage, tankless water heaters may not keep up with demand. This inspection includes a limited evaluation of the water heater to determine the following:

- Does it supply hot water?
- Is the water pressure adequate for the unit (typically minimum 30-50 psi)?
- If fuel-fired, is combustion air and the venting system serviceable?
- Is the wiring for the electric supply safe?
- If required, is a temperature-pressure relief valve and drain line installed?

Any concerns observed related to the above items are noted in this report.

## **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).

**General heating system type(s):** Heat pump

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

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

**Forced air heating system fuel type:** Electric

**Estimated age of forced air furnace:** New

**Forced air heating system manufacturer:** Rheem

**Location of forced air furnace:** Basement, Attic

**Condition of furnace filters:** Appeared functional

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

**Condition of forced air ducts and registers:** Appeared functional

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

**Type:** Heat pump

**Estimated age of heat pump or air conditioning unit:** New

**Approximate tonnage:** The main floor/basement system is 3.5 ton and the upstairs system is 3 ton.

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

**Condition of controls:** Appeared functional

62) **i** 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 62-1






Photo 62-2






Photo 62-3



Photo 62-4

- 
- 63)    The estimated useful life for most forced air furnaces is 15-20 years.

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  - 64)    The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years.

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  - 65)   The main floor/basement zone controlled heating system was evaluated and appeared functional at the time of the inspection.



Photo 65-1



Photo 65-2

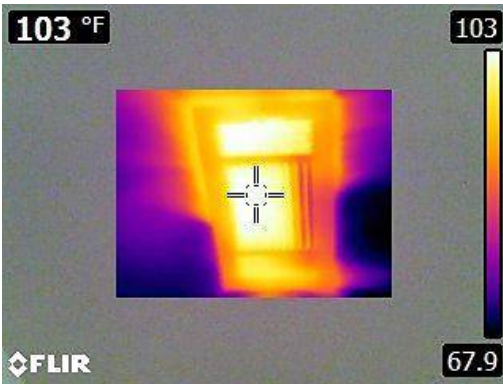


Photo 65-3

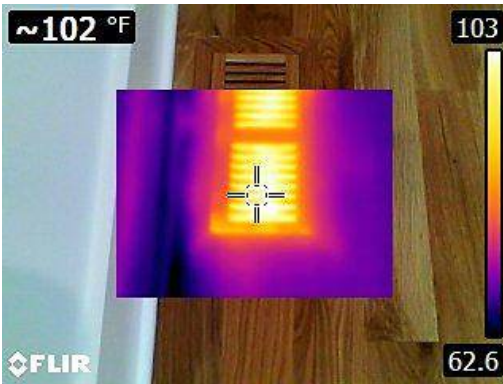


Photo 65-4

66) The upstairs heating system was evaluated and appeared functional at the time of the inspection.



Photo 66-1

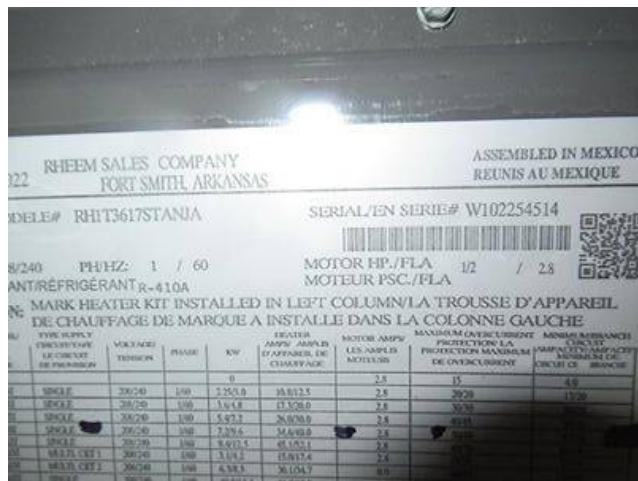


Photo 66-2

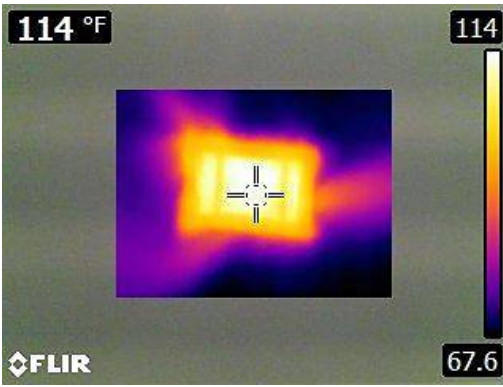


Photo 66-3

67) **i** The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.



Photo 67-1



Photo 67-2



Photo 67-3

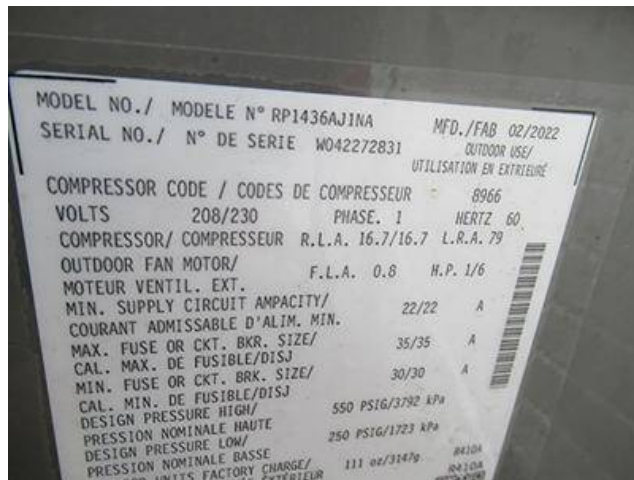


Photo 67-4

## 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.

**Condition of wood-burning fireplaces, stoves:** Appeared functional

**Wood-burning fireplace type:** Masonry with metal liner

**Condition of gas-fired fireplaces or stoves:** Appeared functional

**Gas fireplace or stove type:** Metal pre-fab fireplace

**Gas-fired flue type:** Direct vent

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68)    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 68-1



Photo 68-2

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69)  The gas fireplaces were functional at the time of the inspection.



Photo 69-1



Photo 69-2



Photo 69-3

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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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70) 🛠️ Handles were missing at the cabinet doors below the sink. Recommend having the builder evaluate and make any necessary repairs.



Photo 70-1



Photo 70-2

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71) 🛠️ The cabinet scribes or trim pieces between the cabinets and the walls, are missing in one or more areas of the kitchen. Recommend having the builder evaluate and make any necessary repairs.



Photo 71-1



Photo 71-2



Photo 71-3



Photo 71-4



Photo 71-5



Photo 71-6



Photo 71-7



Photo 71-8

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72)  There is a chip in the side of the kitchen island. Recommend having the builder evaluate and make any necessary repairs or replacement.



Photo 72-1



Photo 72-2

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73)  The gas stove and ovens were not functional at the time of the inspection. Recommend having the builder evaluate and make any necessary repairs.



Photo 73-1



Photo 73-2



74) 🛠️ One or more kitchen cabinet doors need to be adjusted. Recommend having the builder evaluate and make any necessary repairs.



Photo 74-1



Photo 74-2

75) 🛠️ The small refrigerator in the bar area by the kitchen was not functional at the time of the inspection. Recommend having the builder evaluate and make any necessary repairs.

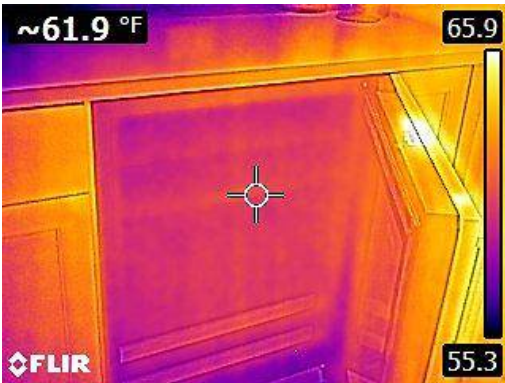


Photo 75-1



Photo 75-2

76) ⓘ The dishwasher appeared functional at the time of the inspection.



Photo 76-1



Photo 76-2

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

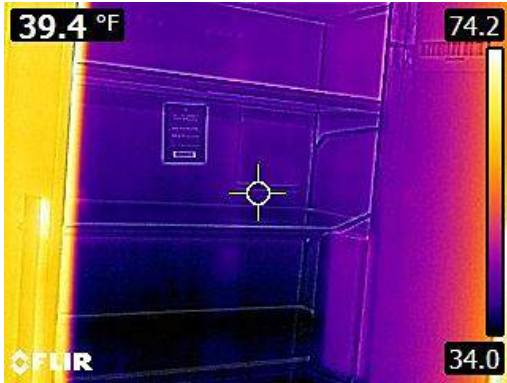


Photo 77-1



Photo 77-2



Photo 77-3



Photo 77-4

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

79) **i** The microwave appeared functional at the time of the inspection.



Photo 79-1

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



Photo 80-1



Photo 80-2



Photo 80-3



Photo 80-4

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## **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.

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81)  The upper showerheads in the master bathroom are missing the stem flanges at the ceiling. Recommend having the builder evaluate and make any necessary repairs.



Photo 81-1




Photo 81-2



Photo 81-3

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82)  The mirror in the main floor half bathroom is installed crooked. Recommend having the builder evaluate and make any necessary repairs.

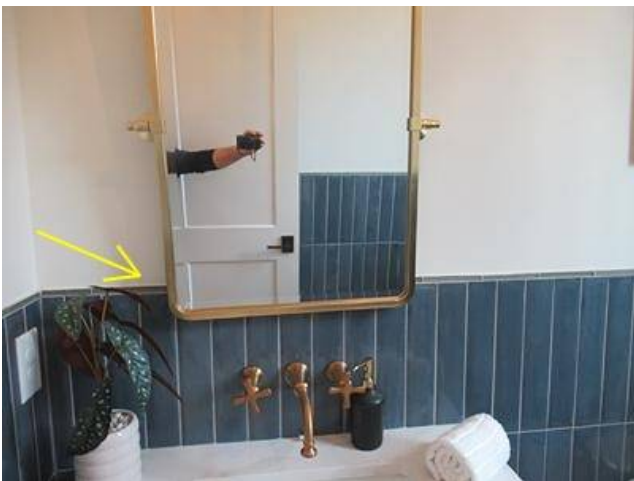


Photo 82-1

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83)  The fan grill for the main floor half bathroom is not flush with the ceiling. Recommend having the builder evaluate and make any necessary repairs.



Photo 83-1



Photo 83-2

84)  The main floor half bathroom cabinet is missing the scribe or trim piece between the cabinet and the wall. Recommend having the builder evaluate and make any necessary repairs.

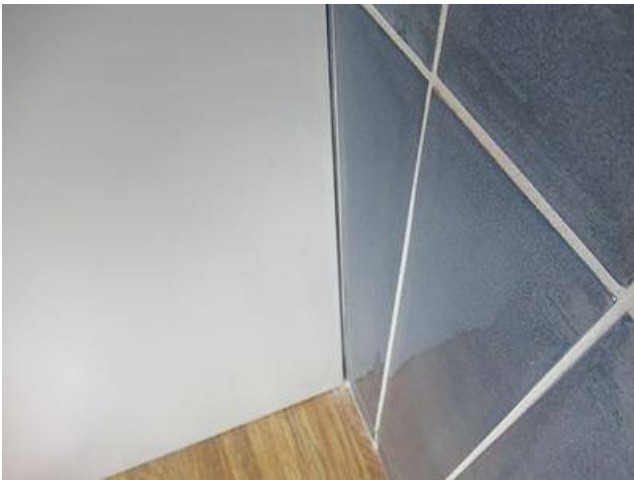


Photo 84-1



Photo 84-2


85)  The left side upper showerhead in the master bathroom shower was not functional at the time of the inspection. Recommend having the builder evaluate and make any necessary repairs.



Photo 85-1

86) 🛠️ The bathroom shower stem flanges are not secured to the wall. Recommend having the builder evaluate and make any necessary repairs.



Photo 86-1



Photo 86-2

87) 🛠️ There is a mark on the cabinet door in the basement bathroom. Recommend having the builder evaluate and make any necessary repairs.



Photo 87-1



Photo 87-2

88) 📷 General pictures of the bathrooms.

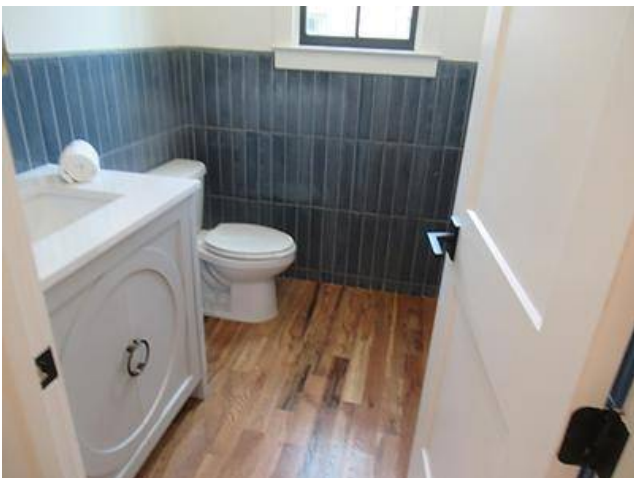


Photo 88-1



Photo 88-2

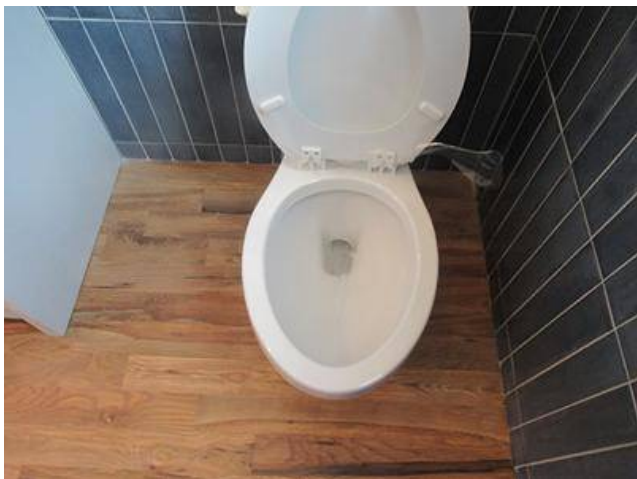


Photo 88-3



Photo 88-4



Photo 88-5



Photo 88-6



Photo 88-7



Photo 88-8



Photo 88-9



Photo 88-10



Photo 88-11



Photo 88-12



Photo 88-13



Photo 88-14





Photo 88-15



Photo 88-16



Photo 88-17



Photo 88-18



Photo 88-19



Photo 88-20



Photo 88-21



Photo 88-22



Photo 88-23



Photo 88-24



Photo 88-25



Photo 88-26



Photo 88-27



Photo 88-28



Photo 88-29



Photo 88-30



Photo 88-31



Photo 88-32



Photo 88-33



Photo 88-34

## 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.


89)  The upstairs front left side bedroom door is damaged at the bottom of the door. Recommend having the builder evaluate and make any necessary repairs or replacement.



Photo 89-1



Photo 89-2


90)  One air register vent in the bar area by the kitchen is missing. Recommend having the builder evaluate and make any necessary repairs.



Photo 90-1


91)  Damage was noticed at the stairs in one or more areas. Recommend having the builder evaluate and make any necessary repairs.



Photo 91-1



Photo 91-2



Photo 91-3



Photo 91-4


92)  The sliding glass doors are missing the screw dowels that cover the holes at the bottom of the door. In addition, there is paint or sealant on the exterior side of the glass. Recommend having the builder evaluate and make any necessary repairs.



Photo 92-1



Photo 92-2



Photo 92-3



Photo 92-4

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93) 🛠️ One master bedroom window is broken. The builder is aware of this replacement.

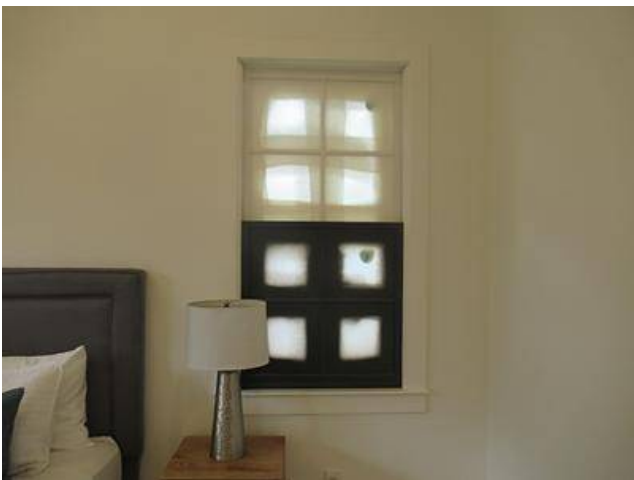


Photo 93-1

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94) 🛠️ The flooring made popping noises in multiple areas throughout the house. Recommend having the builder evaluate and make any necessary repairs.



Photo 94-1



Photo 94-2

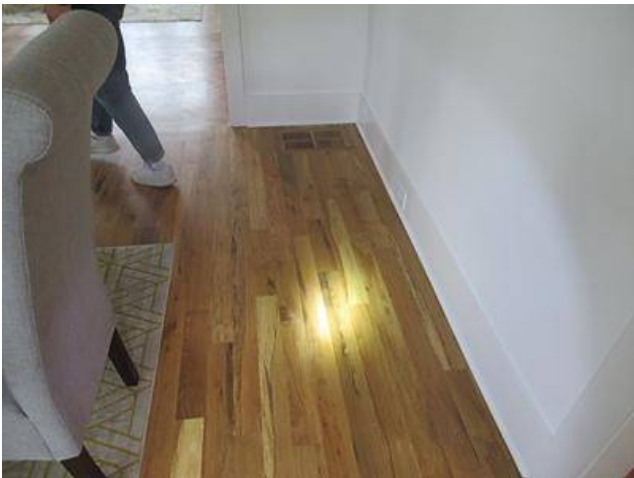


Photo 94-3

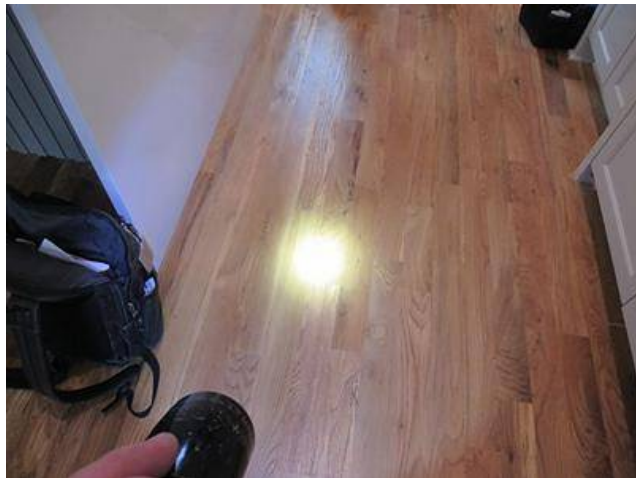


Photo 94-4



Photo 94-5



Photo 94-6

95) 🛠️ The water supply line in the pantry was protruding from the cut out area. Leaks may occur if stored items under the shelf come in contact with the water line. Recommend having the builder evaluate and make any necessary repairs.



Photo 95-1



Photo 95-2

96) 🛠️ Multiple cosmetic concerns were noticed throughout the house. Recommend having the builder evaluate and make any necessary repairs.



Photo 96-1



Photo 96-2



Photo 96-3



Photo 96-4





Photo 96-5



Photo 96-6



Photo 96-7



Photo 96-8



Photo 96-9



Photo 96-10



Photo 96-11



Photo 96-12



Photo 96-13



Photo 96-14



Photo 96-15



Photo 96-16



Photo 96-17



Photo 96-18



Photo 96-19



Photo 96-20



Photo 96-21



Photo 96-22

97) 🛠️ The door to the back deck does not make a good seal at the top when closed and latched. The infrared scan shows the energy loss in this area. Recommend having the builder evaluate and make any necessary repairs.



Photo 97-1



Photo 97-2



Photo 97-3


98)  There is a bow in the wall where the beam is installed next to the stairwell. In addition there is a noticeable gap at the end of the on the other side of the family room at the back wall. Recommend having the builder evaluate and make any necessary repairs.



Photo 98-1




Photo 98-2



Photo 98-3



Photo 98-4

99)  One piece of insulation appears to be missing from the front wall below the window in the upstairs front left side bedroom. Recommend having the builder evaluate and make any necessary repairs.

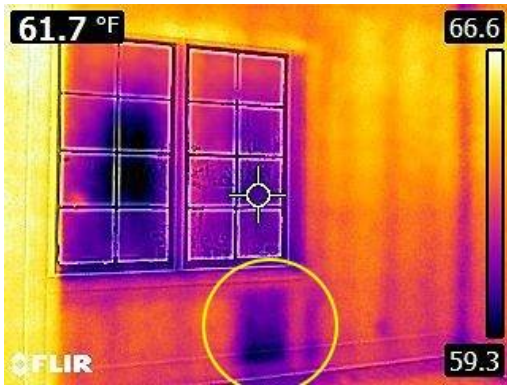


Photo 99-1



Photo 99-2



100)  Screens were missing from all windows. These windows may not provide ventilation during months when insects are active.



Photo 100-1

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

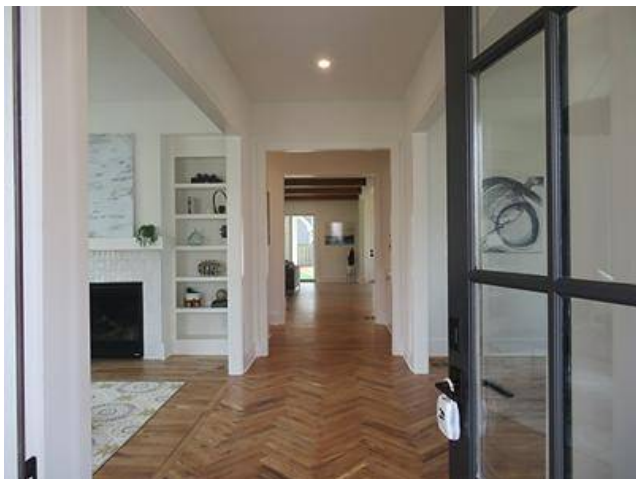


Photo 101-1



Photo 101-2

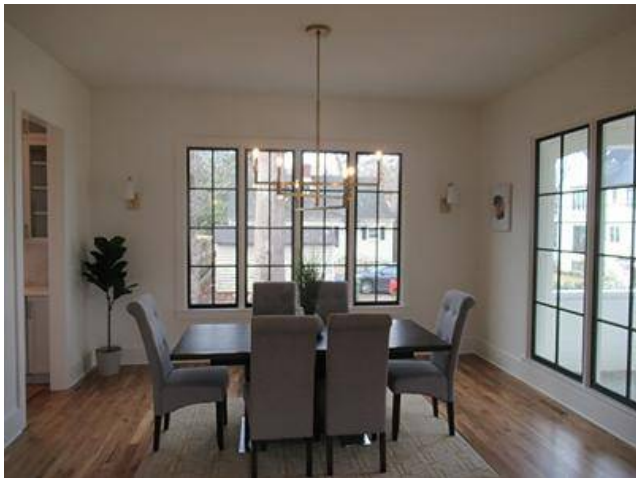


Photo 101-3



Photo 101-4



Photo 101-5



Photo 101-6



Photo 101-7

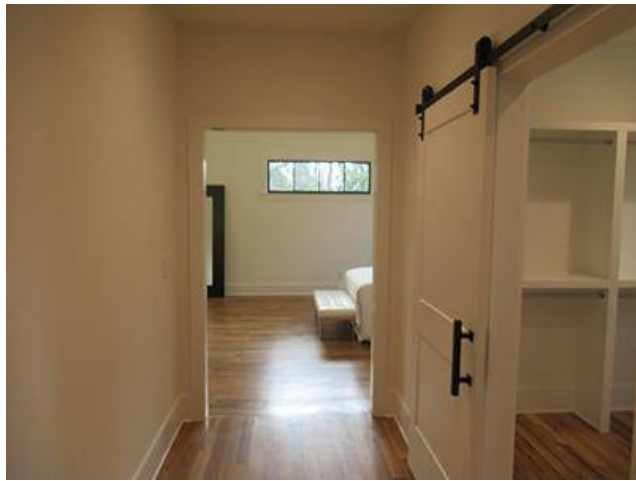


Photo 101-8



Photo 101-9



Photo 101-10



Photo 101-11



Photo 101-12



Photo 101-13



Photo 101-14



Photo 101-15



Photo 101-16



Photo 101-17



Photo 101-18

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102) **i** The basic infrared scans showed no abnormal anomalies at the time of the inspection other than those mentioned in the report.





Photo 102-1



Photo 102-2

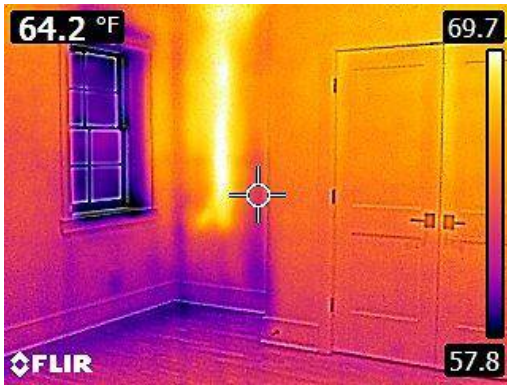


Photo 102-3



Photo 102-4



Photo 102-5



Photo 102-6

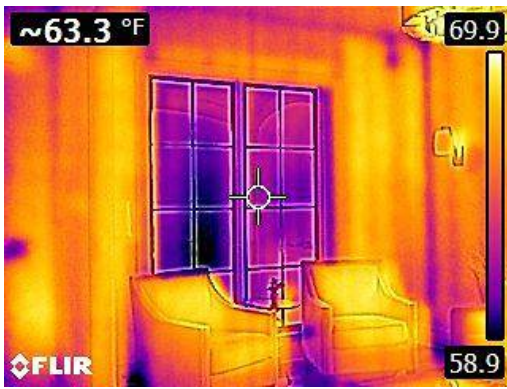


Photo 102-7



Photo 102-8



Photo 102-9



Photo 102-10

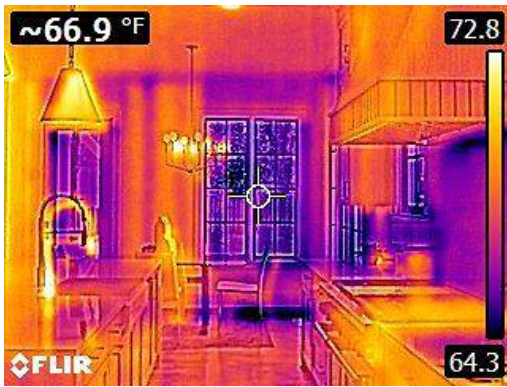


Photo 102-11



Photo 102-12

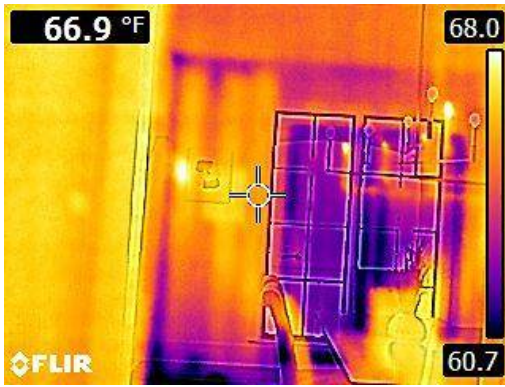


Photo 102-13

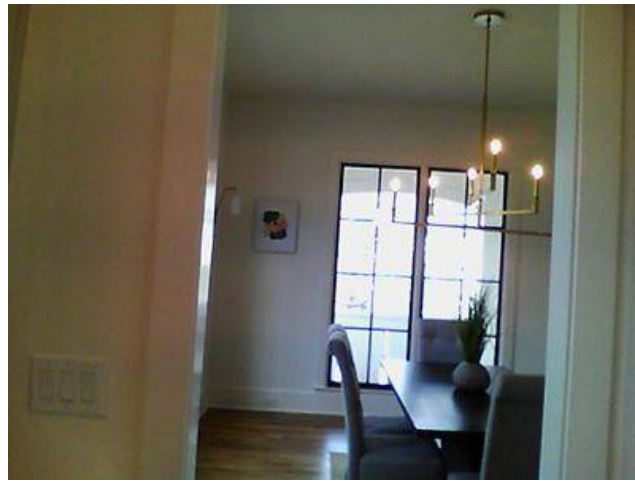


Photo 102-14

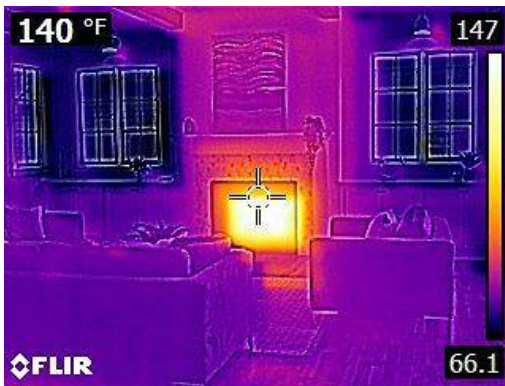


Photo 102-15



Photo 102-16



Photo 102-17

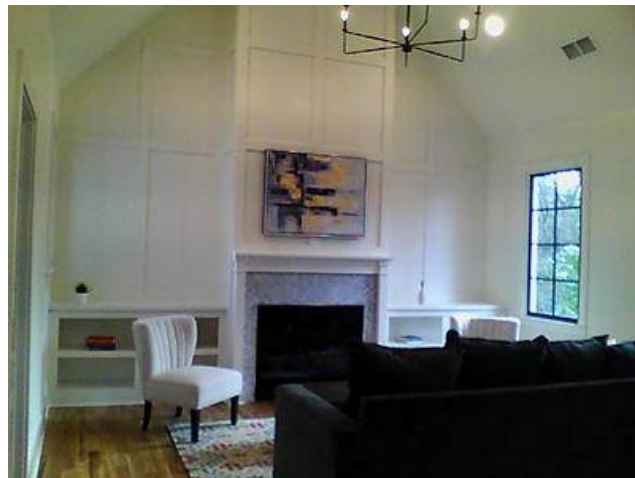


Photo 102-18

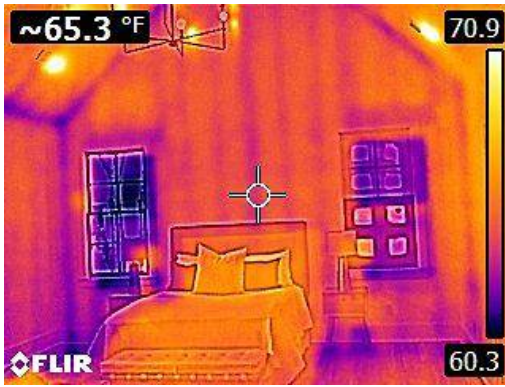


Photo 102-19



Photo 102-20

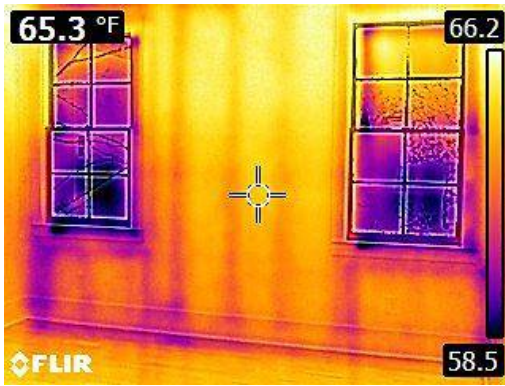


Photo 102-21



Photo 102-22

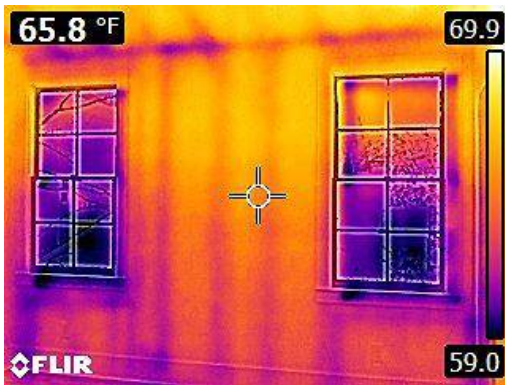


Photo 102-23



Photo 102-24



Photo 102-25





Photo 102-26

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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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103)    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.

Tim Reed  
 ASHI Licensed Certified Home Inspector  
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 770-905-9305  
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