The Cornerstone Inspection Group

Property Inspections and Radon Testing

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ASHI MEMBER International Code Council Member

Building Inspection Report

4047 Newhaven Circle, Atlanta, GA

Inspection Date:
1/21/2020

Prepared For:
Sapna Desai

Prepared By:
Michael Berger

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THE HOUSE IN PERSPECTIVE

This appears to be a fairly well built 17 year old structure (reported age). The maintenance of components for the home appears to have been very good in the past. No major repair recommendations or safety issues were identified. Several repairs are needed to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The repairs and improvements that are recommended in this report are not considered unusual for a home of this age and location.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

Major Concern / Concern: a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.
Safety Issue: a condition that relates to the overall safety of occupants, which may require prompt attention.
Repair: a system or component which is missing or which needs corrective action to assure proper and reliable function.
Improve: denotes improvements or repairs, which are recommended but are not immediate in nature.
Monitor: a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only and should not be used solely for the purpose of determining repairs that may or may not be performed by the seller. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the building from the street.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Although some references to "code" may be made in this report, the inspection specifically excludes compliance of the property, with any building, fire, or other applicable codes or laws. It is the goal of the inspection to put the purchaser in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Use of this report for any reason constitutes acceptance of the terms contained in the “Inspection Agreement”, also referenced as Appendix B. Please refer to this contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS
Sunny weather conditions prevailed at the time of the inspection. The estimated outside temperature was 35-40 degrees F. Weather conditions leading up to the inspection have been very wet.

Summary

The Cornerstone Inspection Group

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Atlanta, GA 30339
(770)436-2667

Customer
Sapna Desai

Address
4047 Newhaven Circle
Atlanta GA

REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the immediate and/or more costly repairs needed for the building, some of which may be significant. Other repairs and improvements may also be necessary. Please refer to the body of this report for further details and the photographs on these and other recommendations. ***All work should be performed by licensed professionals.***

Repair Items

Roofing: Shingles / Membrane

1. ***Repair:*** *All "eyebrows" (shingles and/or decking that is lifted up by protruding or loose nails) as noted at the rear should be repaired by lifting the shingles and re-driving the nails into the decking and/or rafters. All holes in the shingles should be caulked and sealed.*

2. ***Repair****: Split, loose or damaged ridge caps as noted at the left center require repair or replacement to prevent leakage.*

Roofing: Gutters / Downspouts

3. ***Repair:*** *The gutter at the front entry is falling off the house and needs realignment by a qualified gutter contractor to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry and damage. The cornice and fascia boards behind the gutters should be checked for damage. Check all underground piping, where present, for blockages to insure that they are also draining properly.*

4. ***Repair:*** *Leaks in the downspouts and gutters should be repaired by re-sealing the joints to prevent damage to the cornice. Have all connections inspected and repaired as necessary. The gutters and downspouts should also be checked for blockages and proper flow.*

Exterior Veneer: General

5.

Repair: *All outside openings into the structure as noted at the trim at the front should be properly sealed or screened by a qualified rodent control contractor to reduce the potential for vermin and/or insect infestations within the home. The contractor should inspect all exterior components of the home to insure proper protection.*

Exterior Veneer: Siding / Trim Eaves

6.

Repair: *Signs of rot were observed at the trim at the rear roof the fascia at the front entry and at the rear family room window sill, which should be repaired by a qualified carpenter. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and wood trim and control of water from roof or surface runoff can avoid further damage. The carpenter should check all exterior wood components for further damage and repair as necessary.*

Exterior: Windows / Doors

7.

Repair: *The window frames require caulking at the right to prevent moisture intrusion into the structure.*

Exterior: Garage

8.

Repair, Safety Issue: *The left overhead garage door binds in the track and did not open and close properly. It should be serviced and repaired as necessary by a qualified garage door company. The automatic reversing mechanism, which is an important safety feature, should be checked to determine if it is operating properly.*

Exterior: Patios / Stoops / Steps

9.

Repair, Monitor: *The front steps have settled slightly exposing gaps in the brick. These openings should be grouted and sealed to prevent moisture intrusion and further deterioration of these components. These areas should then be monitored for future movement.*

Electrical: Panels

10.

Repair: *Wiring in the main distribution panel that is doubled up on one circuit breaker (referred to as "double taps") should be separated unless the breaker is designed to accept two wires (circuit(s) marked with orange dots). Otherwise, each wiring circuit should be connected to a separate breaker to prevent poor connections at the breakers.*

Electrical: Wiring / Boxes

11.

Repair: *The maximum allowable breaker size for the outdoor A/C units as indicated on the label of the equipment are 30 amps while the breaker sizes at the panel box are 35 amps. All breakers should be checked for proper compatibility with the equipment they serve and changed out as necessary.*

Electrical: Outlets

12.

Repair: *Loose outlets as noted in the upstairs right hallway (marked with orange dots) should be tightened to prevent the loosening of the wiring connections in the future.*

13.

Repair, Safety Issue: *At a minimum, ground fault circuit interrupter (GFCI) outlets should be installed within 6' of all kitchen and bath sinks and at all exterior locations. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. These were missing at the kitchen counters and should be installed as recommended for proper safety.*

Cooling: Central Air System

14.

Monitor, Repair: *Since the air conditioning system could not be tested (see below), it should be serviced and cleaned by a qualified HVAC service company for the next cooling season or before closing as temperatures allow. Freon levels and pressures should be checked as outdoor temperatures allow and the freon system tested for leakage. The air filters should be checked and replaced as needed.*

Plumbing: General

15.

Monitor, Possible Repair: *The main level bathtub/shower was blocked by storage and could not be tested. The storage should be removed and the fixtures tested for proper operation prior to closing.*

Plumbing: Waste / Vent Piping

16.

Monitor, Possible Repair: *An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.*

Plumbing: Toilets

17.

Repair: *The toilet in the master bathroom was loose and needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.*

Plumbing: Sinks / Faucets

18.

Repair: *Some of the faucets leak as noted at the master tub handles. This typically indicates that washers inside the handles or valves need replacement.*

Plumbing: Tubs / Showers

19.

Monitor, Possible Repair: *The steam unit located in the master shower did not respond to normal operating controls. Check with the seller concerning the proper operation of this component and repairs that may be needed. The unit may need replacement altogether.*

Plumbing: Exterior Hose Faucets

20.

Repair: *The exterior hose bib located at the left leaks at the handle, which places unnecessary moisture next to the foundation. It should be repaired or replaced as needed.*

Plumbing: Water Heaters

21.

Repair, Safety Issue: *Current safety standards require proper protection for water heaters in garages to protect the unit from vehicle damage. Recommend installing a metal pipe in front of the tank bolted to the slab for proper protection.*

22.

Repair, Safety Issue: *The water temperature at the faucets/showers was too high (120 Degrees is normal). This condition can cause scalding and is an inefficient use of energy. Recommend adjusting the thermostat on the water heater to the correct settings for proper safety.*

Interior: Bathrooms

23.

Repair: *The shower door in the master bathroom needs adjustment for proper operation and to prevent leakage around the door.*

Fireplaces

24.

Repair, Safety Issue: *The family room fireplace and chimney flues should be inspected and cleaned by a professional chimney sweeping company prior to operation due to the presence of built-up creosote in these components. All flues and gas connections should be checked for proper safety. Any open joints and cracks in the fireplace surround or flues should be sealed with fire-rated caulk or grout to prevent the chance of embers from coming in contact with wood framing. Fireplaces and chimney flues should be inspected and cleaned once a year under normal usage.*

Appliances: Dryer / Washing Machine

25.

Repair, Safety Issue: *The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.*

Monitor Items

Plumbing: Waste / Vent Piping

26.

Monitor: Because we can only test the sewage drainage system with clear water only, our ability to detect blockages in the sewer lines is limited, especially the underground lines under the slab or in the yard. As such, you may want to have the sewer lines inspected by a plumbing company with the use of a TV camera to determine if there is a risk of blockages from tree roots or damaged piping.

Interior: Environmental Issues

27.

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit http://www.epa.gov/iaq/radon/.

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Structural Components

STRUCTURAL OBSERVATIONS

The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls. The framing components of the home were not totally visible due to the slab on grade configuration. The roof framing was mostly visible, however.

Roof Structure

Descriptions

Foundation:
Poured Concrete Slab

Columns/Piers:
None Visible (Load Bearing Walls Assumed)

Floor Structure:
Not Visible

Wall Structure:
Wood Frame
Stud Size: 2x4
Above Components Assumed (not totally visible)

Ceiling Structure:
Truss - Bottom Chord

Roof Structure:
Roof Trusses
Composite Sheathing

Attic Access:
Accessible via Pull Down Stairs
Located: Closet

1.4 Structural: Slabs

Monitor: Minor unevenness was observed in the concrete slabs. This condition may be caused by an uneven slab pour or possibly settlement in the concrete. While no evidence of movement was noted in the surrounding walls and floor system above, the slab should be monitored for future settlement. The rate of movement cannot be determined during a one-time inspection.

1.8 Structural: Wood Boring Insects

Improve: If the property has not already been treated for termites, a licensed pest control company should be engaged to evaluate the structure and prescribe necessary treatments. Recommend obtaining a "Structural Repair" bond for proper protection of the structure against damage from wood destroying insects.

LIMITATIONS OF STRUCTURAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The framing components in the attic were not totally visible due to the insulation and floor decking in place, which obscures the view of these members.
- The truss configuration of the roof structure restricts free movement within the attic areas.

Roofing System

ROOFING OBSERVATIONS

The roof coverings are reported to be original material (17 years old) and are considered to be in generally good condition for a roof of this age. The typical overall life for roofing material such as this is 20-25 years. No visible signs of active leakage were noted in the accessible areas of the roof decking and/or finished ceilings. Covers were noted on the gutters, which typically provide good protection from the accumulation of leaves and debris in the gutters and downspouts. They can cause the gutters to overflow in heavy rains, however, and should be monitored for proper function. Most of the downspouts are piped away from the foundation, which will reduce the risk of leaks into the structure. Consult with seller concerning the location of the outfalls for this piping. Make sure the piping is kept free of blockages.

Roofing Shingles

Descriptions

Roof Type:
Composition Shingle – Architectural Style
Metal Roofing

Roof Flashings:
Metal
Vinyl (at plumbing stacks)

Chimneys:
Metal Flue / Stucco Veneer

Gutters and Downspouts:
Aluminum
Downspouts Piped

Skylights:
None Located

Method of Inspection:
Viewed with Binoculars
Viewed from Deck

2.0 Roofing: Shingles / Membrane

Repair: *All "eyebrows" (shingles and/or decking that is lifted up by protruding or loose nails) as noted at the rear should be repaired by lifting the shingles and re-driving the nails into the decking and/or rafters. All holes in the shingles should be caulked and sealed.*

***Repair**: Split, loose or damaged ridge caps as noted at the left center require repair or replacement to prevent leakage.*

2.1 Roofing: Flashings

Improve: A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave.

2.3 Roofing: Gutters / Downspouts

Repair: *The gutter at the front entry is falling off the house and needs realignment by a qualified gutter contractor to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry and damage. The cornice and fascia boards behind the gutters should be checked for damage. Check all underground piping, where present, for blockages to insure that they are also draining properly.*

Repair: *Leaks in the downspouts and gutters should be repaired by re-sealing the joints to prevent damage to the cornice. Have all connections inspected and repaired as necessary. The gutters and downspouts should also be checked for blockages and proper flow.*

Monitor: It appears that "ribbed" pipelines have been used for the underground piping of the downspouts, which is more prone to blockages than smooth wall piping. These should be monitored for proper flow and flushed on a regular basis to prevent obstructions in the lines.

Improve: Downspouts that discharge onto the roof should be extended to discharge directly into the gutters or to the ground below. This condition can result in premature deterioration of the roofing shingles and flashing

components near the end of the downspout and places additional water run-off next to the side-wall, which can allow moisture intrusion into the structure.

LIMITATIONS OF ROOFING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing can be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Due to the steep slope and/or height of the roof structure, the roof could not be safely walked and was viewed from the ground only using binoculars. Some sections of the roof could not be viewed.
- Covers on the gutters restricted a visual inspection of the guttering system.

Exterior Components

EXTERIOR OBSERVATIONS

Overall, the exterior of the home appears to be well maintained with only minor repairs/improvements recommended. The house has mostly brick constructed exterior walls, which is a durable material. There was no visible evidence of major settlement in the brickwork. The siding, window and door frames, and other wood trim components appear to be fairly well painted. No significant areas of wood rot or damage were noted, however some areas of minor rot were noted (see below). No evidence of excessive moisture penetration was noted through the exterior walls. Metal garage doors as noted are low maintenance units and provide good protection against weather damage. An exterior key pad operator was noted, which allows the opening of the garage door(s) from the exterior. Consult with the seller concerning the proper operation of this device (along with any other remote control devices) and necessary codes that may be required. Garage door operator improvements are recommended for proper function and safety.

rear Exterior

Garage Interior

Descriptions

Wall Covering:
Brick
Wood Shingle

Eaves / Soffits / Fascias:
Wood
Fiber Cement

Exterior Doors:
Wood
Metal
Raised Panel

Window / Door Frames and Trim:
Wood

Entry Driveways / Walkways / Patios:
Concrete

Front Entry / Porch:
Brick

Other Porches / Decks / Steps and Railings:
Wood Deck – Treated Pine
Concrete
Stone
Brick

Overhead Garage Doors:
Metal
Automatic Opener Installed (electric eye reversing mechanism)
Automatic Keypad

Surface Drainage:
Level Grade at Rear
Graded Away From Building at Front
Graded Towards Building at Rear

Retaining Walls:
Wood Landscaping Timbers

Fencing:
Wood
Coated Aluminum

3.0 Exterior Veneer: General

Repair: *All outside openings into the structure as noted at the trim at the front should be properly sealed or screened by a qualified rodent control contractor to reduce the potential for vermin and/or insect infestations within the home. The contractor should inspect all exterior components of the home to insure proper protection.*

3.1 Exterior Veneer: Siding / Trim Eaves

Repair: *Signs of rot were observed at the trim at the rear roof the fascia at the front entry and at the rear family room window sill, which should be repaired by a qualified carpenter. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and wood trim and control of water from roof or surface runoff can avoid further damage. The carpenter should check all exterior wood components for further damage and repair as necessary.*

3.4 Exterior: Windows / Doors

Repair: *The window frames require caulking at the right to prevent moisture intrusion into the structure.*

3.5 Exterior: Garage

Repair, Safety Issue: *The left overhead garage door binds in the track and did not open and close properly. It should be serviced and repaired as necessary by a qualified garage door company. The automatic reversing mechanism, which is an important safety feature, should be checked to determine if it is operating properly.*

Improve, Safety Issue: The wood bracing supporting the garage door tracks should be bolted to the structure (instead of nailed) as recommended for proper safety and support of the doors.

3.7 Exterior: Patios / Stoops / Steps

Repair, Monitor: *The front steps have settled slightly exposing gaps in the brick. These openings should be grouted and sealed to prevent moisture intrusion and further deterioration of these components. These areas should then be monitored for future movement.*

3.8 Exterior: Driveway / Sidewalks

Improve, Monitor: Fairly typical concrete settlement cracks were noted in the driveway. The cracks should be grouted and sealed to limit moisture infiltration and then monitored for future movement.

Improve, Safety Issue: The walkway at the front presents a trip hazard and should be altered as needed for improved safety.

3.10 Exterior: Lot / Drainage

Monitor: Because the discharge location of underground drainage lines are not always visible, we recommend that you consult with the seller concerning the outfalls of all underground piping and drainage structures as needed for proper maintenance and monitoring of water flow in the future.

3.11 Exterior: Landscaping / Fencing

Improve: The lawn irrigation system was not turned on (testing of the system is not within the scope of this inspection). Consider having the system fully tested by a lawn irrigation service company to make adjustments as

necessary for a full coverage of all landscaping components. Make sure all heads next to the foundation are directed away from the structure to prevent damage to wood components and to prevent moisture infiltration. Consider relocating heads away from the foundation altogether.

Improve: The shrubbery and vegetation growing on and near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. Overhanging tree branches should be cut back to prevent future damage to the roofing and gutters and to prevent rodent infestations into the attic.

LIMITATIONS OF EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
- The identification and inspection of possible underground facilities such as underground storage or fuel tanks and underground service lines or piping is not included in this inspection.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, and outbuildings are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
  The pond / fountain and related equipment were not inspected. An examination of these components is outside the scope of this inspection.

Electrical System

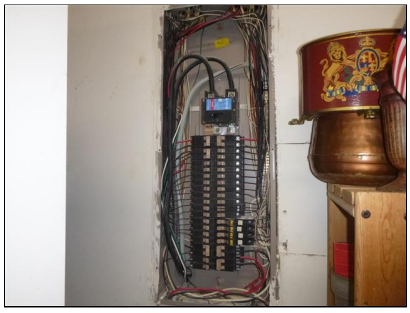
ELECTRICAL OBSERVATIONS

The size of the electrical service (200 amps) appears to be sufficient for typical electrical requirements. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Smoke detectors were noted. These should be tested on a regular basis by the occupants (see instructions on the unit). In all, the electrical system appears to be in good condition, with minor repairs/improvements recommended, which should be performed by a licensed electrician. A surge protection device was noted in the main electrical panel (not tested). Consult with the seller concerning the proper operation and maintenance of this component.

Surge Protector

Main Breaker

Main Panel in Garage



Main Panel

Descriptions

Size of Electrical Service:
120/240 Volt Main Service - Service Size: 200 Amps

Service Drop:
Underground

Electrical Service Conductors:
Aluminum - 4/0 AWG

Main Service Disconnect(s):
Main Breaker Rating 200 Amps

Main Service Disconnect Location:
Located: In the Electrical Panel

Service Grounding:
Ground Connection Not Found

Overcurrent Protection:
Breaker Panel Rating 225 Amps

Distribution Panel Location(s):
Located in the Garage

Distribution Wiring:
Copper
"Romex"

Switches and Receptacles:
Grounded

Ground Fault Circuit Interrupters (GFCI):
Exterior
Bathrooms

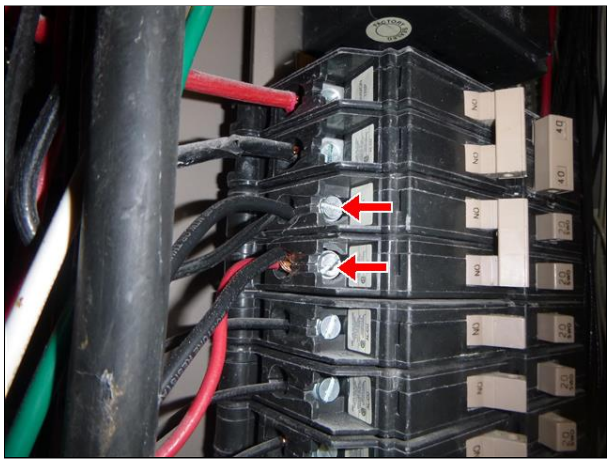
Arc Fault Circuit Interrupters (AFCI):
Bedrooms

Kitchen
Whirlpool

Smoke Detectors:
Hard Wired
Tied into Security System (Could not Test)

4.2 Electrical: Panels

Repair: *Wiring in the main distribution panel that is doubled up on one circuit breaker (referred to as "double taps") should be separated unless the breaker is designed to accept two wires (circuit(s) marked with orange dots). Otherwise, each wiring circuit should be connected to a separate breaker to prevent poor connections at the breakers.*



Improve: Missing screws as noted at the front panel cover of the main electrical panel should be replaced for proper securing of the cover. All screws attaching the panel cover should be blunt headed to prevent possible damage to the wiring.

4.3 Electrical: Wiring / Boxes

Repair: *The maximum allowable breaker size for the outdoor A/C units as indicated on the label of the equipment are 30 amps while the breaker sizes at the panel box are 35 amps. All breakers should be checked for proper compatibility with the equipment they serve and changed out as necessary.*

4.4 Electrical: Outlets

Repair: *Loose outlets as noted in the upstairs right hallway (marked with orange dots) should be tightened to prevent the loosening of the wiring connections in the future.*

Repair, Safety Issue: *At a minimum, ground fault circuit interrupter (GFCI) outlets should be installed within 6' of all kitchen and bath sinks and at all exterior locations. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. These were missing at the kitchen counters and should be installed as recommended for proper safety.*

4.6 Electrical: Lighting

Monitor: The exterior low voltage lighting system is not part of the primary electrical system for the house and was not inspected. These systems are often controlled by timers or photocells, which also impedes testing. Recommend consulting with the seller concerning the proper operation of this system and maintenance required.

4.7 Electrical: Smoke / CO Detectors

Improve, Safety Issue: The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as outlined by current safety standards. Also recommend installing carbon monoxide alarms in all sleeping and living areas for improved safety.

Monitor, Safety Issue: The smoke detectors appear to be tied to the security system and could not be tested. Consult with the seller or security company monitoring the system to insure that these are functioning properly. At a minimum, smoke detectors should be installed outside each bedroom and at every level of the home.

LIMITATIONS OF ELECTRICAL INSPECTION

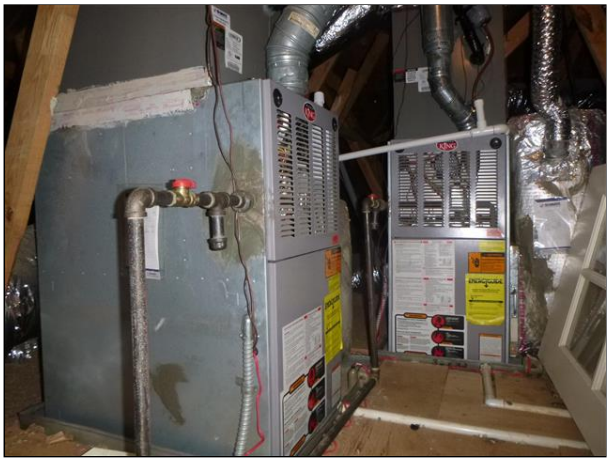
As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.
- Exterior lighting can not always be fully tested due to the lack of clear identification of the switches and/or motion detectors that may control the lights. Yard lighting systems are not tested.
- The inspection does not include remote control devices, alarm systems, telephone and cable TV wiring, low voltage lighting, stereo wiring, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The ground connection for the electrical service was not located at the time of the inspection.

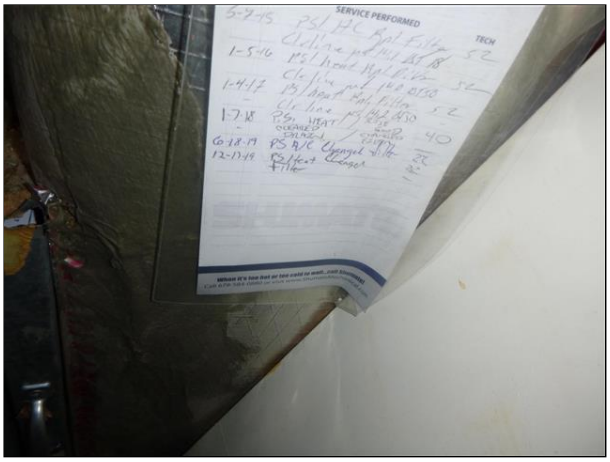
Heating System

HEATING OBSERVATIONS

The furnaces appear to be approximately 18 years old based on the serial numbers. The typical life for units such as this is 15-20 years based on proper maintenance scheduling. The furnaces responded to normal operating controls at the time of the inspection. The heating system is controlled by a programmable "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The distribution of heat is divided into zones, allowing for greater ease of balancing heat flow. This system was recently inspected and serviced by a heating and air conditioning service company (as per service stickers on the unit). Please refer to this documentation concerning service and repairs performed and the condition of the equipment.



Furnaces in Attic



Service Sticker

Descriptions

Equipment Energy Source:
Natural Gas

System Type:
Forced Air Gas Furnace(s)
Electronic Ignition

BTU Input (For Each Gas Furnace):
75,000

System Brand:
WEATHERKING

Vents/Flues/Chimneys:
Metal Single & Multi Wall

Distribution Methods:
Ductwork

Number of Systems:
Two

Other Components:
Filter Location: Beside Furnace
Furnace Overflow Pan with Drain and/or Float Switch

5.0 Heating: Furnace / Air Handler

Improve: The filter in the furnace is a standard thickness (1") and should be upgraded to a thicker pleated type for better screening of normal dust particles. The installation of a more efficient air filtration system would help keep the air cleaner and freer from smaller dust mites and allergy causing agents.

LIMITATIONS OF HEATING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.

Cooling System

COOLING OBSERVATIONS

The outdoor A/C condensing units appear to be approximately 2 & 7 years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. Check with the seller concerning all prior service records for the heating and air conditioning equipment. The air conditioning system was not operated due to outdoor temperatures (see "Limitations" below). Recommend servicing and checking freon levels when warmer temperatures prevail this spring.

AC Unit at Right

AC Unit at Right

Descriptions

Cooling Equipment Energy Source:
Electricity

Cooling System Type:
Air Cooled Central Air

Number of A/C Systems:
Two

Central Air Manufacturer:
LENNOX

Distribution Methods:
Ductwork

Outdoor Unit Location(s):
Right Yard

Tonnage Capacity:
6 Tons Total (1 ton serves +600 SF)

6.0 Cooling: Central Air System

Monitor, Repair: *Since the air conditioning system could not be tested (see below), it should be serviced and cleaned by a qualified HVAC service company for the next cooling season or before closing as temperatures allow. Freon levels and pressures should be checked as outdoor temperatures allow and the freon system tested for leakage. The air filters should be checked and replaced as needed.*

LIMITATIONS OF COOLING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not analyzed.
- Freon levels and pressure balances are not checked.
- The air conditioning system could not be tested as the outdoor temperature was below 45 degrees F. the night before the inspection. This condition increases the viscosity of the freon, which can damage the compressors.

Plumbing System

PLUMBING OBSERVATIONS

The plumbing fixtures are of good quality, which improves the function of the fixtures while reducing maintenance. The water volume supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water pressure of 45 psi was in the normal range (typical is 40-80 psi). The water heater is a relatively newer unit (2 years old). As the typical life expectancy of water heaters is 8 to 12 years, this unit should have many years of remaining life. Overall, the plumbing system is in generally good condition with minor repairs/improvements recommended.

Gas Meter at Right

Main Water Valve

Descriptions

Water Supply Source:
Public Water Supply Reported by Seller

Service Pipe to House:
Copper (where visible)

Main Water Valve Location:
Beside Water Heater
Garage

Interior Supply Piping (where visible):
Copper
Pressure Reducing Valve (PRV): Located at Main Water Shut-off

Water Pressure:
45 psi (40-80 psi is normal)
Water Pressure Taken At: Exterior Hose Faucet

Waste System:
Public Sewer System Reported by Seller

Drain/Waste/Vent Piping (where visible):
Plastic - PVC

Cleanout Location:
Exterior Clean-out Not Located (see below)

Water Heater:
Gas Tank(s)
Expansion Tank(s)
Elevated Stand

Water Heater Age (typical life for standard HWH is 8-12 years):
2

Water Heater Capacity:
50 Gallons

Water Heater Manufacturer:
A.O. SMITH

Water Heater Location:
Garage

Main Fuel Shut-Off Valve Location:
Located At Gas Meter (located: Right Side Yard)

Other Components:
Whirlpool Tub (Access Panel Location: Adjacent Closet)
Lawn Sprinkler System (See "Exterior" Section)

7.0 Plumbing: General

Monitor, Possible Repair: *The main level bathtub/shower was blocked by storage and could not be tested. The storage should be removed and the fixtures tested for proper operation prior to closing.*

7.1 Plumbing: Supply Piping

Improve: The main whole house water shut-off valve appears to be located beside the water heater (confirm with seller) and should be labeled for proper identification. The shut-offs for the outside hose faucets should also be properly labeled for future access. We recommend shutting off the water when leaving the house for extended periods of time.

7.2 Plumbing: Waste / Vent Piping

Monitor: Because we can only test the sewage drainage system with clear water only, our ability to detect blockages in the sewer lines is limited, especially the underground lines under the slab or in the yard. As such, you may want to have the sewer lines inspected by a plumbing company with the use of a TV camera to determine if there is a risk of blockages from tree roots or damaged piping.

Monitor, Possible Repair: *An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.*

7.3 Plumbing: Toilets

Repair: *The toilet in the master bathroom was loose and needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.*

7.4 Plumbing: Sinks / Faucets

Repair: *Some of the faucets leak as noted at the master tub handles. This typically indicates that washers inside the handles or valves need replacement.*

7.5 Plumbing: Tubs / Showers

Monitor, Possible Repair: *The steam unit located in the master shower did not respond to normal operating controls. Check with the seller concerning the proper operation of this component and repairs that may be needed. The unit may need replacement altogether.*

Improve, Safety Issue: The whirlpool tub had signs of algae growth in the lines and needs cleaning and sanitizing before usage to prevent potential infections from the water. Consult manufacturer's recommendation for proper cleaning and upkeep.

Improve: Better access to the whirlpool motor should be provided. The existing access panel was blocked by the steam unit and was not readily accessible.

7.6 Plumbing: Exterior Hose Faucets

Repair: *The exterior hose bib located at the left leaks at the handle, which places unnecessary moisture next to the foundation. It should be repaired or replaced as needed.*

7.7 Plumbing: Water Heaters

Monitor, Safety Issue: The Temperature and Pressure Relief (TPR) Valve serving the water heater is an important safety valve that protects the tank from explosion due to undue pressure build up in the tank. This valve was not fully tested and discharged during the inspection as these are required to be tested once a year by the occupant only. The valve should also be inspected once every three years by a licensed plumber to insure proper operation as also required by the manufacturer. Consult with the seller concerning such servicing and testing of device and have performed as needed.

Repair, Safety Issue: *Current safety standards require proper protection for water heaters in garages to protect the unit from vehicle damage. Recommend installing a metal pipe in front of the tank bolted to the slab for proper protection.*

Repair, Safety Issue: *The water temperature at the faucets/showers was too high (120 Degrees is normal). This condition can cause scalding and is an inefficient use of energy. Recommend adjusting the thermostat on the water heater to the correct settings for proper safety.*

LIMITATIONS OF PLUMBING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (e.g. below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, swimming pools, outdoor whirlpool baths, private waste disposal (septic tanks), and water (well) systems are not inspected.
- The area under the whirlpool tub, including the wiring connections, could not be accessed due to the lack of an accessible panel.
- Access to the water heater was restricted by storage. The label for the tank was not totally visible.

Insulation / Ventilation

INSULATION / VENTILATION OBSERVATIONS

The visible areas of the attic appear to be well insulated. The wall insulation was not visible. Ventilation of the attic areas appears to be adequate. Insulated windows and doors as noted help in preventing excessive heat gain and loss through these components. An insulation certificate certifying the insulation rating was noted in the attic.

Certificate of Attic Insulation


Attic Insulation

Descriptions

Attic Insulation:
Cellulose
Estimated R Value: ~R30 in Main Attic

Exterior Wall Insulation:
Not Visible

Roof Ventilation:
Soffit Vents
Ridge Vents
Gable Vents
Roof Vents

Vapor Retarders:
Unknown

Exhaust Fan/Vent Locations:
Bathroom(s)
Laundry/Dryer
Kitchen Exhaust Fan

8.0 Insulation / Ventilation: Attic

Monitor, Safety Issue: No apparent evidence of active rodent infestation was visible in the attic at the time of the inspection. It should be understood that it is impossible to predict if this will become a problem in the future. All outside openings into these areas should be kept covered with screen wire or otherwise sealed. If infestations should occur, a pest control specialist should be consulted to eliminate future activity. Consult with the seller concerning remedies taken to address past activity, if any. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.

Improve: The pull-down attic access door should be insulated with foam board and weather-stripped to limit unconditioned air infiltration into finished areas. Otherwise an insulated cover could be placed over the opening. Make sure all side attic access doors are also insulated and weather-stripped.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R values or depths are rough average values.
- Access to some areas of the attic was limited, due to framing and low headroom.
- The vent piping for the bath fans was not totally visible due to the insulation in place.

Interior Components

INTERIOR OBSERVATIONS

The interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The kitchen cabinets and counters are of good quality. Most of the doors and windows that were checked functioned properly and are in generally good condition. The condition of the floor and bath/shower surround tile is good and is generally well sealed to prevent damage to floor and wall structures. Only minor caulking is needed.

Descriptions

Wall and Ceiling Materials:
Sheetrock
Wood Paneling

Floor Surfaces:
Carpet
Wood
Tile

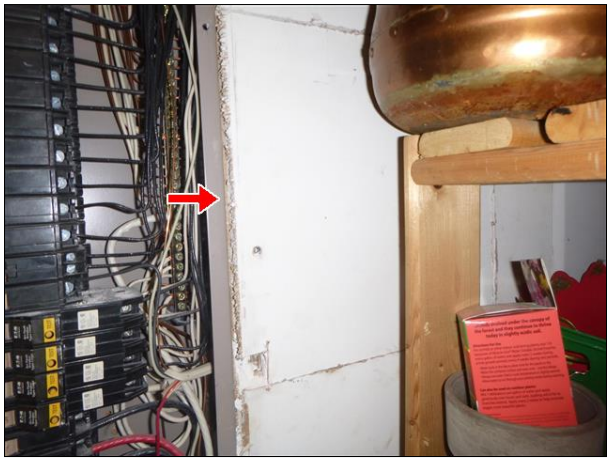
Shower and Tub Surrounds:
Tile

Windows and Glazing:
Double Hung
Fixed Pane
Double Pane
Decorative Glass

Doors:
Wood
Composite
Raised Panel
Pocket Door(s)

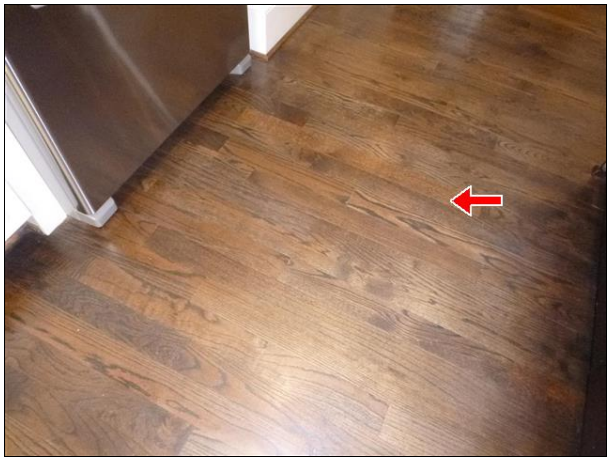
9.0 Interior: Ceilings / Walls

Monitor: Evidence of previous patching and repairs was detected at the right garage wall, the garage ceiling and the kitchen ceiling. Consult with the seller concerning the nature of these repairs and monitor for future activity.



9.1 Interior: Flooring

Improve, Monitor: Warped hardwood floors were noted at the kitchen, which typically indicates previous moisture in the area. This area should be monitored for future dampness and further warpage and repaired as necessary (possibly by re-sanding and re-staining).



Improve: Loose carpet as noted at the right front bedroom and right front bedroom closet should be re-stretched and cleaned.

9.3 Interior: Doors

Improve: Recommend re-keying all exterior locksets (to the same key) upon taking possession of the home.

Improve: Doors should be trimmed or the hardware adjusted as necessary to latch and close properly as noted the powder room and right front bedroom closet.

9.4 Interior: Bathrooms

Monitor: The shower stall located in the master bathroom was tested with a standing water test (drain line plugged and the stall filled with water to a depth of 1" - 2") to determine if leaks might be present in the shower pan. While no evidence of leakage was noted at the time of the inspection, this does not preclude that leakage will be experienced in the future. Leakage that may be occurring may not be evident until the day after the inspection. The ceilings/floor system below the shower should be monitored for future leakage and the pan repaired or replaced as needed.

Repair: *The shower door in the master bathroom needs adjustment for proper operation and to prevent leakage around the door.*

9.8 Interior: Environmental Issues

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit http://www.epa.gov/iaq/radon/.

LIMITATIONS OF INTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Storage and appliances are not moved to permit inspection and may block defects. Interior shutters or blinds may have obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Some of the windows could not be opened or accessed due to furniture placement, which prevented the inspection of these components.

Appliances / Fireplaces

APPLIANCE / FIREPLACE OBSERVATIONS

The appliances that have been installed in the kitchen are good quality components and appear to be in good condition. All appliances that were tested responded satisfactorily (see below for list of appliances that were tested). The interior temperature in the refrigerator was 37 degrees (35-40 degrees is normal).

Kitchen

Laundry

Descriptions

Appliances Tested:
Gas Cooktop
Built-in Electric Oven(s)
Built-in Microwave Oven
Dishwasher(s)
Refrigerator (with ice-maker)
Garbage Disposal
Under Counter Refrigerator(s)
Clothes Dryer
Clothes Washer

Laundry Facility:
240 Volt Circuit for Dryer (4 Pronged Plug)
Hot and Cold Water Supply for Washer
Dryer Vented to Building Exterior

Other Components:
Door Bell
Security System (not tested)
Cooktop Exhaust Fan

Fireplaces:
Masonry Firebox
Masonry Flue
Metal Firebox (with Masonry Insert)
Metal Flue
Damper
Gas Starters

10.0 Fireplaces

Repair, Safety Issue: *The family room fireplace and chimney flues should be inspected and cleaned by a professional chimney sweeping company prior to operation due to the presence of built-up creosote in these components. All flues and gas connections should be checked for proper safety. Any open joints and cracks in the fireplace surround or flues should be sealed with fire-rated caulk or grout to prevent the chance of embers from coming in contact with wood framing. Fireplaces and chimney flues should be inspected and cleaned once a year under normal usage.*

10.6 Appliances: Dryer / Washing Machine

Improve: Recommend installing a metal overflow pan connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. A better solution would be to install a tiled floor with a curb and floor drain. Otherwise, a leak detection system should be used. Also recommend installing metal braided hoses for the water connections for added protection.

Repair, Safety Issue: *The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.*

LIMITATIONS OF APPLIANCES INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features (e.g. self-cleaning mechanisms) and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Dishwashers and washing machines (if tested - see above) are checked by running these appliances through their normal cycles and inspecting for leaks only. Ovens are tested in the standard “bake” and “broil” functions only. Only “permanently installed” appliances are tested.
- The interiors of flues or chimneys are not inspected. Wood and ashes in the firebox may restrict the inspection.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Washing machines and dryers are turned on only for testing of the connections in the laundry facility. These appliances are not tested for proper function or leakage or otherwise inspected.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller concerning exact locations).
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Check all dyer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells, if present.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- ❑ Clean and sanitize all whirlpool tub jet supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer's recommendations).
- ❑ Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- ❑ Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer’s recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a “Structural Repair” bond on the home, which will cover any structural damage caused by wood destroying insects.

Prevention is the best approach

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your home at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the home. We hope you enjoy your home!