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Inspector: **Joe Moore**
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Property Inspection Report

Client(s): **Priscalla Polovich**

Property address: **6422 Vernon Woods Dr NE**
Atlanta GA 30328

Inspection date: **Saturday, February 1, 2020**

This report published on Saturday, February 1, 2020 3:59:59 PM EST

CERTIFIED INSPECTOR

any unauthorized persons is prohibited.

How to Read this Report

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

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

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

Report number: 020120JM1
Start time: 10:00 am
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Recent Rainfall
Temperature during inspection: Cold
Ground condition: Wet
Inspection total: $450.00
Payment method: Credit card
Type of building: Single family
Buildings inspected: One house
Total time spent on Inspection & Report Writing: 4
Age of main building: 65
Source for main building age: Realtor
Front of building faces: East
Main entrance faces: East
Occupied: Yes
The following items are excluded from this inspection: Shed, Solar panels

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1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
https://www.reporthost.com/?EPA
https://www.reporthost.com/?CPSC
https://www.reporthost.com/?CDC

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2) Evidence of rodent infestation was found in the form of feces, traps, poison and/or damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following

guidelines in these Center for Disease Control articles:
https://www.reporthost.com/?SEALUP
https://www.reporthost.com/?TRAPUP
https://www.reporthost.com/?CLEANUP

Photo 2-1

Photo 2-2

Photo 2-3

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3) There were no street numbers visible on the exterior of the property. Recommend the installation and display of the property address with the following considerations:

Jurisdictions that regulate the size of street numbers generally require that them to be 3 to 6 inches tall. Smaller numbers may not be visible from the street if you have a large front yard.

The numbers should be a color that contrasts with their background. Reflective numbers are usually helpful because they are easier to see at night than numbers that are not reflective.

Avoid putting house numbers behind any trees, shrubs, or other permanent objects that may obscure their view from the street.

Ensure that the numbers face the street that is named in the house's address. It does emergency workers no good if the house number faces a different street than the one the workers are traveling on.

Recommend the number be clearly displayed at the driveway entrance if the house is not visible from the road.

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

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.

Site profile: Moderate slope
Condition of driveway: Required repair, replacement and/or evaluation (see comments below)
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)
Sidewalk material: Poured in place concrete
Condition of fences and gates: Required repairs, replacement and/or evaluation (see comments below)
Fence and gate material: Wood, Chain link
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Wood
Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)
Exterior stair material: Wood, Concrete, Metal

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5) The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

Photo 5-1

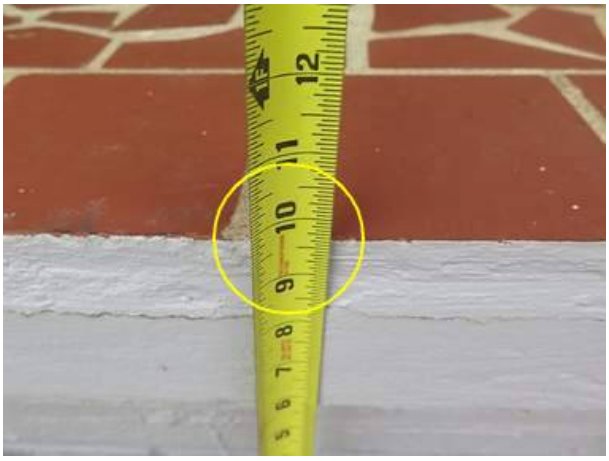

Photo 5-2

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6) Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.

Photo 6-1

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7) Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Photo 7-1

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8) Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Photo 8-1

Photo 8-2

Photo 8-3

Photo 8-4

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9) One or more fences and/or gates were damaged or deteriorated and need repair.

Photo 9-1

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10) The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Photo 10-1

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11) General photos of the grounds of the property.

Photo 11-1

Photo 11-2

Photo 11-3

Photo 11-4

Photo 11-5

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: Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood fiber, Brick veneer, Metal
Condition of foundation and footings: Required repairs, replacement and/or evaluation (see comments below)
Apparent foundation type: Crawl space
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Poured in place concrete

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

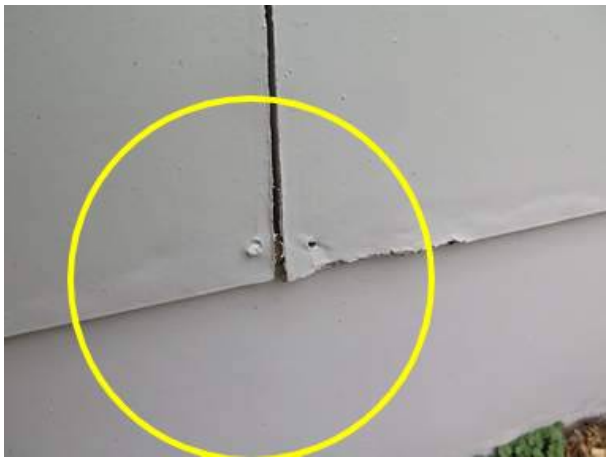

Photo 12-1

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13) Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Photo 13-1

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

Photo 14-1

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15) General photos of the exterior of the property.

Photo 15-1

Photo 15-2

Photo 15-3

Photo 15-4

Photo 15-5

Photo 15-6

Photo 15-7

Crawl Space

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 excluded from this inspection. 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 crawl spaces in the future. Complete access to all crawl space areas 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 attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks, and pest activity. Note per ASHI standards of practice the inspector is not required to enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between a component and the ground or that have an access opening smaller than 16 inches by 24 inches.

Crawl space inspection method: Partially traversed
Location of crawl space access point #A: Building exterior
Crawl space access points that were opened and viewed, traversed or partially traversed: A
Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)
Pier or support post material: Concrete block
Beam material: Built-up wood
Floor structure: Solid wood joists
Condition of insulation underneath floor above: Required repairs, replacement and/or evaluation (see comments below)
Insulation material underneath floor above: Fiberglass roll or batt
Condition of vapor barrier: Required repairs, replacement and/or evaluation (see comments below)
Vapor barrier present: Yes
Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)
Ventilation type: with vents

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16) Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Photo 16-1

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17) Fungal rot was found at one or more joists, beams and/or sections of floor sheathing. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

Photo 17-1

Photo 17-2

Photo 17-3

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18) Standing water was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

Photo 18-1

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19) One or more crawl space vents were below grade, and either no wells were installed, or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.

Photo 19-1

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20) One or more crawl space vents were blocked by soil, debris and/or insulation. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Materials or items blocking vents should be removed as necessary.

Photo 20-1

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21) Under-floor insulation was damaged, missing, or deteriorated in many areas, and will likely result in reduced energy efficiency. A qualified contractor should replace insulation as necessary. Consider having all insulation replaced.

Photo 21-1

Photo 21-2

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22) The vapor barrier in some areas of the crawl space was loose or askew. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

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23) The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Photo 23-1

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24) One or more outdoor crawl space access hatches or doors were missing, damaged, deteriorated or substandard. Water and/or vermin can enter the crawl space. Recommend that a qualified person replace, install or repair hatches or doors where necessary.

Photo 24-1

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25) Cellulose material such as scrap wood was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

Photo 25-1

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26) General photos of the crawl space area.

Photo 26-1

Photo 26-2

Photo 26-3

Photo 26-4

Photo 26-5

Photo 26-6

Photo 26-7

Photo 26-8

Photo 26-9

Photo 26-10

Photo 26-11

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. 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 performed adequately or were leak-free.

Age of roof surface(s): Unknown
Roof inspection method: Viewed from ground with binoculars
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
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)
Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)
Gutter and downspout material: Metal
Gutter and downspout installation: Full

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27) Flashings at the base of one or more chimneys were missing counter flashing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 27-1

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

Photo 28-1

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

Photo 29-1

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30) General photos of the roof surface.

Photo 30-1

Photo 30-2

Photo 30-3

Photo 30-4

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
Location of attic access point #A: Hallway
Attic access points that were opened and viewed, traversed or partially traversed: A
Condition of roof structure: Required repair, replacement and/or evaluation (see comments below)
Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)
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 serviceable
Roof ventilation type: Ridge vent(s), Gable end vents, Enclosed soffit vents

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31) There should be continuous flooring present to permit access to service the Heat pump or furnace in the attic.

NOTE A passageway shall have continuous solid flooring not less than 24 inches wide. A level service space not less than 30 inches deep and 30 inches wide shall be present at the front or service side of the appliance. Have a qualified contractor evaluate and repair as necessary.

Photo 31-1

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32) The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:
https://www.reporthost.com/?INSATTSTRS

Photo 32-1

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33) The ceiling insulation in one or more areas of the attic was compacted or uneven and/or substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

For more information, visit:

https://www.energy.gov/energysaver/weatherize/insulation

34) Evidence of past water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

Photo 34-1

35) General photos of the attic area and roof structure. All attic areas and roof structures more than 15 feet from attic access point(s) #A were inaccessible due to possible damage to the insulation if traversed and/or ducts or pipes blocking. These areas were not evaluated and are excluded from the inspection.

Photo 35-1

Photo 35-2

Photo 35-3

Photo 35-4

Photo 35-5

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36) General photo of the attic light switch and location.

Photo 36-1

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 serviceable
Primary service type: Overhead
Service voltage (volts): 120-240
Estimated service amperage: 150
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 150
System ground: Ground rod(s) in soil
Location of the main service switch: The main service switch is located adjacent to the meter on the left side of the home.
Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Laundry room
Location of main disconnect: At main disconnect panel outside
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested
Smoke alarm power source(s): Hard wired

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37) Substandard wiring was found at the attic and/or crawl space. For example, loose wiring, unterminated wires, exposed splices, missing or broken cover plates and/or loose boxes. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Wiring should be kept at least one inch away from heating ducts and hot water piping. Thermal insulation can be used to separate these materials.

Photo 37-1

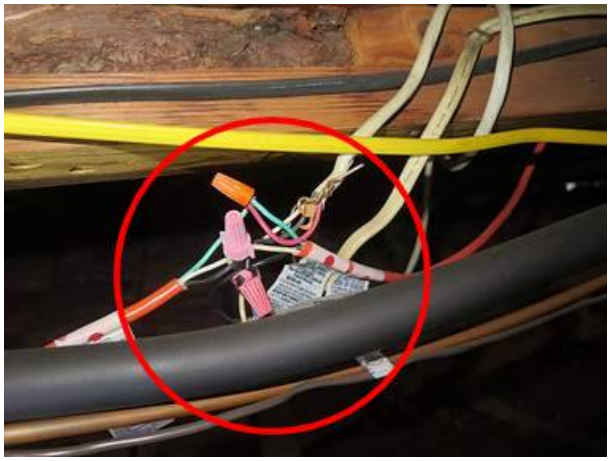

Photo 37-2

Photo 37-3

Photo 37-4

38) One or more electric receptacles at the crawl space had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
https://www.reporthost.com/?GFCI

Photo 38-1

39) One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the kitchen and/or bathroom(s). This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 39-1

Photo 39-2

40) No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices.

NOTE A listed combination AFCI breaker is now required for all 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

They're equipped with sophisticated electronics that can detect an arcing condition (like in a frayed lamp cord), which may not be detected by a standard circuit breaker until after a fire has started. AFCI protection is not just required for new construction; it's now also required where branch-circuit wiring is modified, replaced or extended into existing homes.

For more information, visit:
https://www.reporthost.com/?AFCI

Photo 40-1

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41) One or more ground fault circuit interrupter (GFCI) type receptacles (outlets) had an open ground. GFCI receptacles will work (trip) without a ground; but a 3-slot receptacle on an open ground circuit can result in appliances that require a ground can be used without one. This is a potential shock hazard. Recommend that a qualified electrician upgrade circuits that require GFCI protection (e.g. in wet areas) with grounded wiring per standard building practices.

Photo 41-1

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42) Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, and on each level. For more information, visit:
https://www.reporthost.com/?SMKALRM

NOTE The International Association of Firefighters (IAFF) is the largest firefighters union in the US and Canada with nearly 300,000 members. In 2008, the IAFF adopted an official position recommending that only photoelectric smoke alarms be installed. The IAFF position also commits the organization to working for changes in the law and model codes to require photoelectric technology alarms. Further, the IAFF position specifically states that combination type alarms are not acceptable.
For more information, visit: http://www.theworldfiresafetyfoundation.org/iaff.html

Photo 42-1

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43) One or more exterior receptacle (outlet) covers were substandard or damaged. Outdoor outlets should have watertight covers that allow them to stay covered even with a cord plugged in. This is a potential shock hazard. Special weathertight outlets are required outdoors or where water may contact the outlet. Recommend that a qualified person replace covers where necessary.

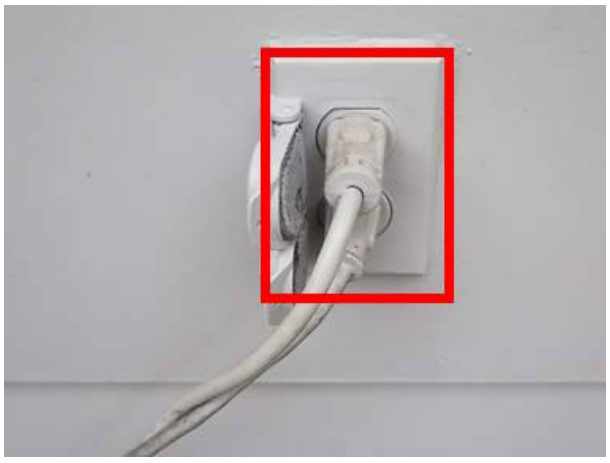

Photo 43-1

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44) Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. In modern construction, electrical outlets should be located so that there is an outlet within six feet horizontally of any point along the wall (in finished living spaces). Translated, this means there should be an outlet every twelve feet along the wall. Above kitchen counters, modern codes require outlets spaced so that no point on the counter is more than two feet from a receptacle. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

Photo 44-1

45) 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Photo 45-1

46) The front and/or back door's doorbell appeared to be malfunctioning. Recommend that a qualified person repair as necessary.

Photo 46-1

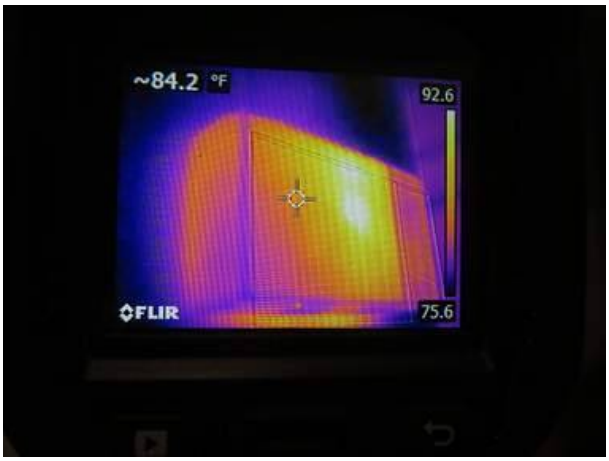

Photo 46-2

47) One or more energized conductors in panel(s) # A had white, gray or green insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.

Photo 47-1

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48) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 48-1

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49) Equipment for a solar panel system was found. Solar panels, transfer switches, and any associated wiring are excluded from this inspection. Recommend that the client consults with the property owner or review documentation to familiarize themselves with the operation of this system.

Photo 49-1

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50) Photo of the main service switch located adjacent to the meter on the left side of the home.

Photo 50-1

Photo 50-2

51) Photos of the service panel located in the laundry.

Photo 51-1

Photo 51-2

Plumbing / 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 serviceable
Water service: Public
Water pressure (psi): 50
Location of main water shut-off: Crawl space
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)
Drain pipe material: Plastic, Cast Iron
Condition of waste lines: Required repair, replacement and/or evaluation (see comments below)
Waste pipe material: Cast iron
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic, Galvanized steel
Sump pump installed: Yes
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

52) Significant corrosion was found in some drain and/or waste pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

Photo 52-1

53) One or more waste pipes had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.

Photo 53-1

54) General picture of the water pressure as tested. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI.

Photo 54-1

55) What appeared to be the main water shut-off valve was located in the crawl space. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.

Photo 55-1

56) Photo of the main natural gas shut-off valve adjacent to the meter along the right side of the home.

Photo 56-1

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: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Energy source: Natural gas
Estimated age (years): New 2019
Capacity (in gallons): 50
Temperature-pressure relief valve installed: Yes
Location of water heater: Closet
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 123
Manufacturer: Rheem
Model number: PROG50-38N RH60

57) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

https://www.reporthost.com/?SCALD

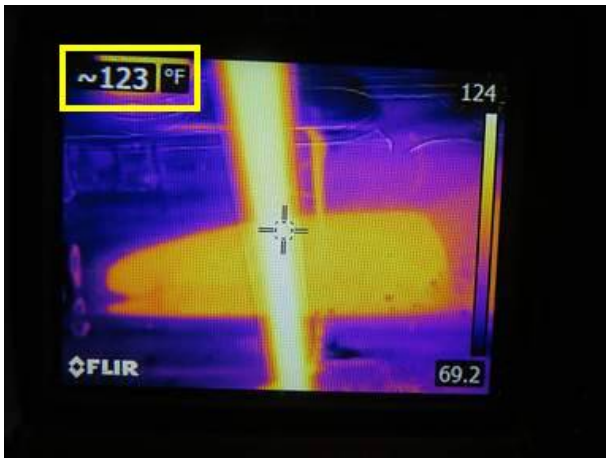

Photo 57-1

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58) A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home. 510.7

Photo 58-1

Photo 58-2

Photo 58-3

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): Forced air, Furnace
General heating distribution type(s): Ducts and registers
Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)
Forced air heating system fuel type: Natural gas
Forced air heating system manufacturer: Rheem, Gibson
Forced air furnace model #: R801SA100531MSA
Estimated age of forced air furnace (years): 3
Forced air furnace model #: GL1RA 045C-08A
Estimated age of forced air furnace (years): 16
Location of forced air furnace: Attic
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Type of combustion air supply: Vent(s) to exterior
Condition of cooling system and/or heat pump: Near, at or beyond service life
Cooling system and/or heat pump fuel type: Electric
Type: Split system
Manufacturer: Gibson, Rheem
Heat pump or air conditioner model number: JT3BA-024KA
Estimated age of Heat pump or air conditioner (years): 16
Approximate tonnage: 2
Heat pump or air conditioner model number: RA1448AJ1NA
Estimated age of Heat pump or air conditioner (years): 3
Approximate tonnage: 4
Condition of controls: Appeared serviceable

---

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

Photo 59-1

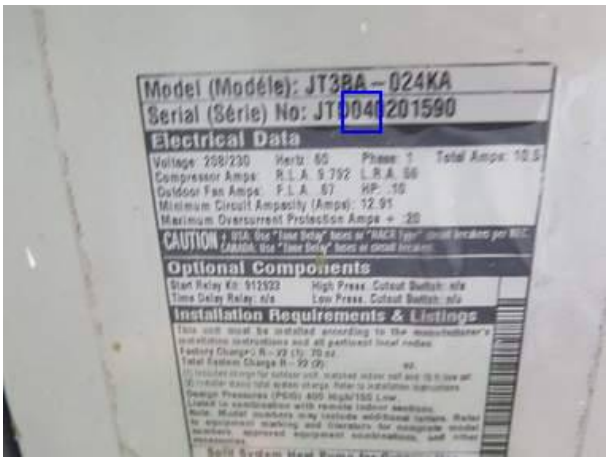

Photo 59-2

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60) Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

Photo 60-1

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61) The pad for the heat pump or air conditioning condensing unit was not level. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Photo 61-1

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62) Recommend replacing or washing 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 washing them as necessary. How frequently they need replacing or washing 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, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 14x25x1 and/or 20x25x5

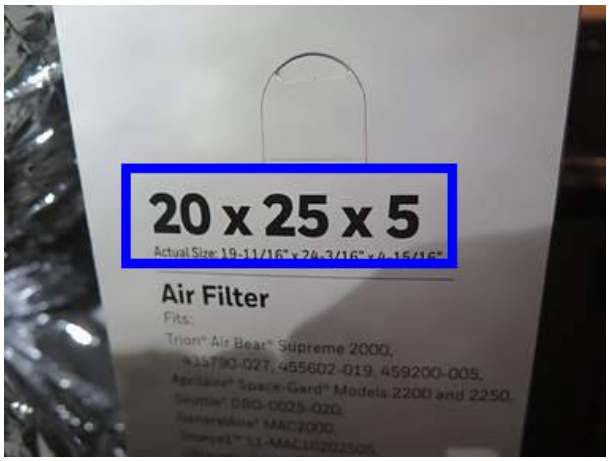

Photo 62-1

Photo 62-2

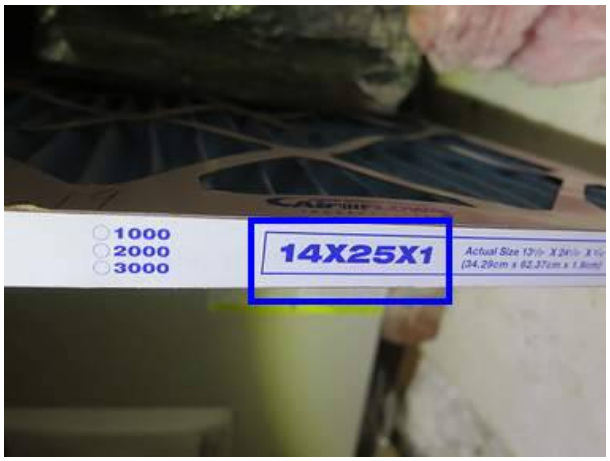

Photo 62-3

Photo 62-4

63) The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 63-1

Photo 63-2

Photo 63-3

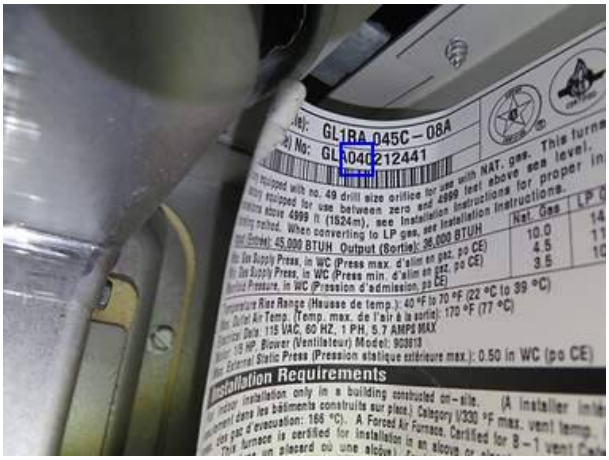

Photo 63-4

64) 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 64-1

Photo 64-2

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65) General photos of the heating and cooling equipment.

Photo 65-1

Photo 65-2

Photo 65-3

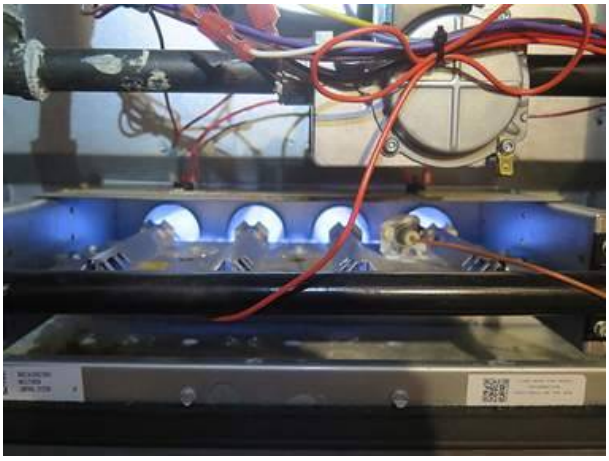

Photo 65-4

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 gas-fired fireplaces or stoves: Required repair, replacement and/or evaluation (see comments below)
Gas fireplace or stove type: Converted wood-burning fireplace
Wood-burning chimney type: Masonry

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66) Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 66-1

Photo 66-2

Photo 66-3

---

67) General pictures of the fireplace and controls.

Photo 67-1

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.

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop or oven: Required repair, replacement and/or evaluation (see comments below)
Range, cooktop or oven type: Natural gas, Electronic ignition
Type of ventilation: Hood over range or cooktop
Condition of built-in microwave oven: N/A (none installed)

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68) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: https://www.reporthost.com/?ATB

Photo 68-1

Photo 68-2

Photo 68-3

Photo 68-4

Photo 68-5

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69) The oven light was inoperable. Recommend replacing bulb or that repairs are made, if necessary, by a qualified person.

Photo 69-1

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70) The sink faucet and sprayer were checked and appeared to be functional.

Photo 70-1

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71) The under-sink food disposal was checked and appeared to be functional.

Photo 71-1

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72) The dishwasher was checked and appeared to be functional.

Photo 72-1

Photo 72-2

Photo 72-3

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73) The exhaust hood/fan was checked and appeared to be functional.

Photo 73-1

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74) The refrigerator was checked and appeared to be functional.

Photo 74-1

Photo 74-2

Photo 74-3

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75) General pictures of the kitchen area.

Photo 75-1

Photo 75-2

Photo 75-3

Bathrooms, Laundry and Sinks

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.

Location #A: Laundry room/area
Location #B: Master bath
Location #C: Full bath
Location #D: 3/4 bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Required repair, replacement and/or evaluation (see comments below)
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)
Bathroom and laundry ventilation type: Windows
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

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76) The inspector was unable to verify that the glass used in the shower enclosure at location(s) #B was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

Photo 76-1

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77) The exhaust fan at location(s) #A was noisy or vibrated excessively. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

Photo 77-1

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78) Tile and/or grout in the shower enclosure at location(s) #B and D were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Photo 78-1

Photo 78-2

Photo 78-3

Photo 78-4

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79) Caulk around the base of the toilet at location(s) #B was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

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80) Neither the clothes washer or dryer were operated or evaluated. These appliances are excluded from this inspection.

Photo 80-1

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81) General photos of the bathrooms.

Photo 81-1

Photo 81-2

Photo 81-3

Photo 81-4

Photo 81-5

Photo 81-6

Photo 81-7

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. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)
Exterior door material: Metal
Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Vinyl, Multi-pane, Double-hung
Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)
Flooring type or covering: Wood or wood products, Tile

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82) Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 82-1

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83) Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Photo 83-1

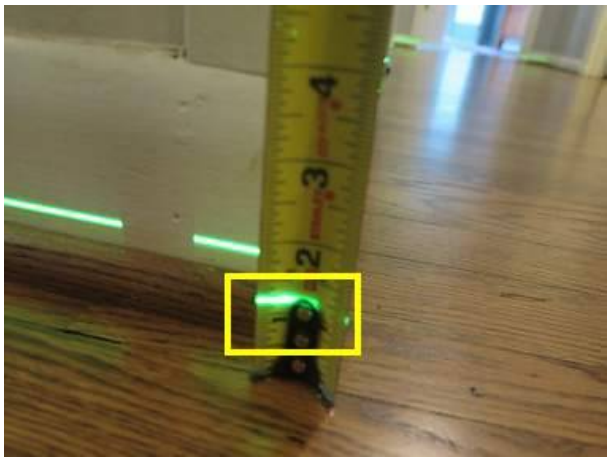

Photo 83-2

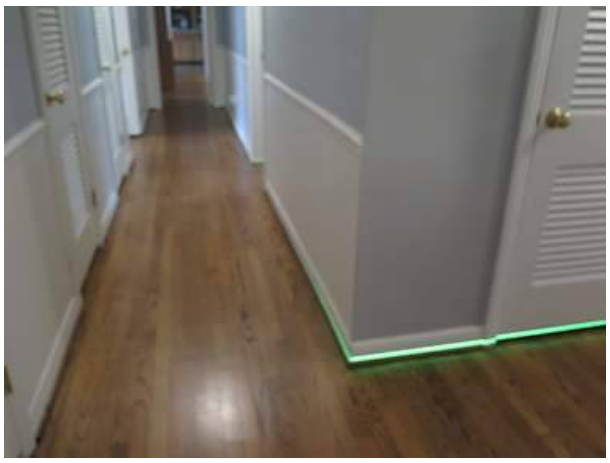

Photo 83-3

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84) Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 84-1

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

Photo 85-1

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86) Some exterior door hardware, including locksets were inoperable. Recommend that a qualified person repair or replace as necessary.

Photo 86-1

---

87) Glass in one or more exterior doors was broken. Recommend that a qualified contractor replace glass where necessary.

Photo 87-1

---

88) Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.

Photo 88-1

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89) Weatherstripping around one or more exterior doors was damaged and/or deteriorated. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

Photo 89-1

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90) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: https://www.reporthost.com/?ECC

91) General pictures of the interior areas.

Photo 91-1

Photo 91-2

Photo 91-3

Photo 91-4

Photo 91-5

Photo 91-6

Photo 91-7

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. It should be assumed by the client that most homes in Georgia will at some point be infested by termites and/or other wood destroying organisms. Even if no infestation is visible, the client should budget for a termite treatment and ongoing termite coverage in the near future.

Visible evidence of past wood-destroying insects: Yes

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of conditions conducive to wood-destroying organisms: Yes, cellulose material in the crawl space, wood to ground contact.

Location #A: Floor structure in the crawl space.

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92) Evidence of past infestation of subterranean termites was found at location(s) # in the form of galleries or holes in wood with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Photo 92-1

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93) Thank you for the opportunity to prepare your property inspection report. Please contact us if you have any questions or additional concerns.

Phone: 404-661-9763
Email: jmoore@inspectmorellc.com

Photo 93-1

INSPECTOR INFORMATION:

Joe Moore, Jr.
ASHI Certified Inspector #250189
Cell # 404.661.9763

http://www.johnscreekhomeinspector.com
PO Box 3755
Suwanee GA 30024-0995
Inspector: **Joe Moore**
Inspector's email: jmoore@inspectmorellc.com
Inspector's phone: **(404) 661-9763**

Summary

Client(s): **Priscalla Polovich**
Property address: **6422 Vernon Woods Dr NE Atlanta GA 30328**
Inspection date: **Saturday, February 1, 2020**

This report published on Saturday, February 1, 2020 3:59:59 PM EST

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
https://www.reporthost.com/?EPA
https://www.reporthost.com/?CPSC
https://www.reporthost.com/?CDC

2) Evidence of rodent infestation was found in the form of feces, traps, poison and/or damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:
https://www.reporthost.com/?SEALUP
https://www.reporthost.com/?TRAPUP
https://www.reporthost.com/?CLEANUP

Photo 2-1

Photo 2-2

Photo 2-3

3) There were no street numbers visible on the exterior of the property. Recommend the installation and display of the property address with the following considerations:

Jurisdictions that regulate the size of street numbers generally require that them to be 3 to 6 inches tall. Smaller numbers may not be visible from the street if you have a large front yard.

The numbers should be a color that contrasts with their background. Reflective numbers are usually helpful because they are easier to see at night than numbers that are not reflective.

Avoid putting house numbers behind any trees, shrubs, or other permanent objects that may obscure their view from the street.

Ensure that the numbers face the street that is named in the house's address. It does emergency workers no good if the house number faces a different street than the one the workers are traveling on.

Recommend the number be clearly displayed at the driveway entrance if the house is not visible from the road.

Grounds

5) The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

Photo 5-1

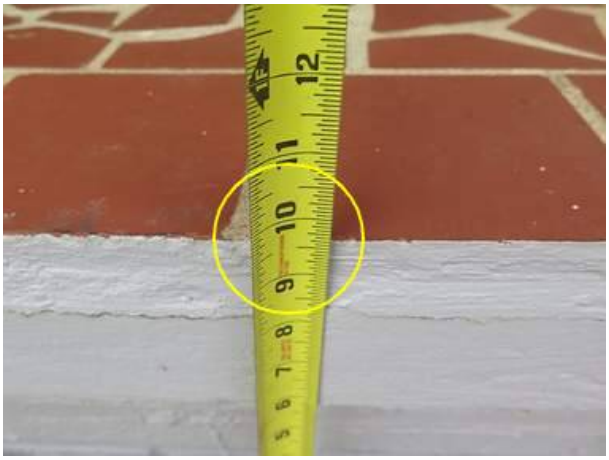

Photo 5-2

6) Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.

Photo 6-1

7) Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Photo 7-1

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8) Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Photo 8-1

Photo 8-2

Photo 8-3

Photo 8-4

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9) One or more fences and/or gates were damaged or deteriorated and need repair.

Photo 9-1

10) The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Photo 10-1

Exterior and Foundation

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

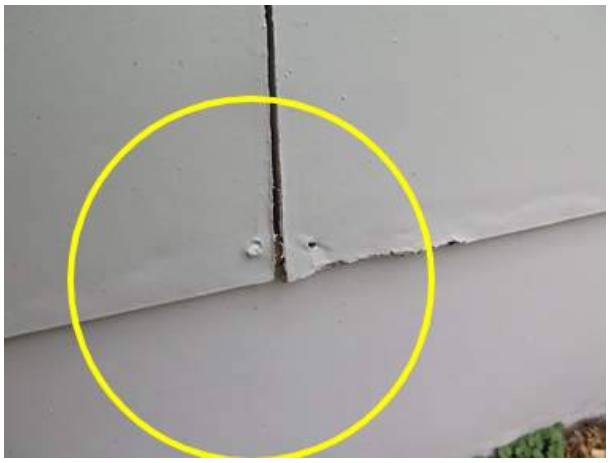

Photo 12-1

13) Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Photo 13-1

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

Photo 14-1

Crawl Space

16) Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Photo 16-1

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17) Fungal rot was found at one or more joists, beams and/or sections of floor sheathing. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

Photo 17-1

Photo 17-2

Photo 17-3

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18) Standing water was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

Photo 18-1

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19) One or more crawl space vents were below grade, and either no wells were installed, or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.

Photo 19-1

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20) One or more crawl space vents were blocked by soil, debris and/or insulation. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Materials or items blocking vents should be removed as necessary.

Photo 20-1

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21) Under-floor insulation was damaged, missing, or deteriorated in many areas, and will likely result in reduced energy efficiency. A qualified contractor should replace insulation as necessary. Consider having all insulation replaced.

Photo 21-1

Photo 21-2

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22) The vapor barrier in some areas of the crawl space was loose or askew. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

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23) The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Photo 23-1

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24) One or more outdoor crawl space access hatches or doors were missing, damaged, deteriorated or substandard. Water and/or vermin can enter the crawl space. Recommend that a qualified person replace, install or repair hatches or doors where necessary.

Photo 24-1

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25) Cellulose material such as scrap wood was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

Photo 25-1

Roof

27) Flashings at the base of one or more chimneys were missing counter flashing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 27-1

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

Photo 28-1

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

Photo 29-1

Attic and Roof Structure

31) There should be continuous flooring present to permit access to service the Heat pump or furnace in the attic.

NOTE A passageway shall have continuous solid flooring not less than 24 inches wide. A level service space not less than 30 inches deep and 30 inches wide shall be present at the front or service side of the appliance. Have a qualified contractor evaluate and repair as necessary.

Photo 31-1

32) The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:
https://www.reporthost.com/?INSATTSTRS

Photo 32-1

33) The ceiling insulation in one or more areas of the attic was compacted or uneven and/or substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

For more information, visit:

https://www.energy.gov/energysaver/weatherize/insulation

Electric

37) Substandard wiring was found at the attic and/or crawl space. For example, loose wiring, unterminated wires, exposed splices, missing or broken cover plates and/or loose boxes. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Wiring should be kept at least one inch away from heating ducts and hot water piping. Thermal insulation can be used to separate these materials.

Photo 37-1

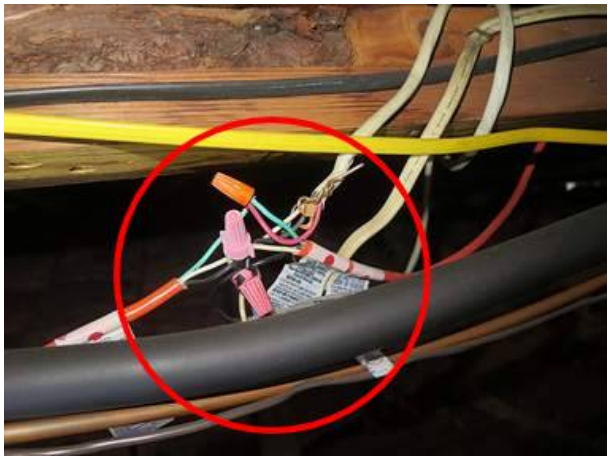

Photo 37-2

Photo 37-3

Photo 37-4

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38) One or more electric receptacles at the crawl space had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
https://www.reporthost.com/?GFCI

Photo 38-1

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39) One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the kitchen and/or bathroom(s). This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 39-1

Photo 39-2

40) No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices.

NOTE A listed combination AFCI breaker is now required for all 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

They're equipped with sophisticated electronics that can detect an arcing condition (like in a frayed lamp cord), which may not be detected by a standard circuit breaker until after a fire has started. AFCI protection is not just required for new construction; it's now also required where branch-circuit wiring is modified, replaced or extended into existing homes.

For more information, visit:
https://www.reporthost.com/?AFCI

Photo 40-1

41) One or more ground fault circuit interrupter (GFCI) type receptacles (outlets) had an open ground. GFCI receptacles will work (trip) without a ground; but a 3-slot receptacle on an open ground circuit can result in appliances that require a ground can be used without one. This is a potential shock hazard. Recommend that a qualified electrician upgrade circuits that require GFCI protection (e.g. in wet areas) with grounded wiring per standard building practices.

Photo 41-1

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42) Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, and on each level. For more information, visit: https://www.reporthost.com/?SMKALRM

NOTE The International Association of Firefighters (IAFF) is the largest firefighters union in the US and Canada with nearly 300,000 members. In 2008, the IAFF adopted an official position recommending that only photoelectric smoke alarms be installed. The IAFF position also commits the organization to working for changes in the law and model codes to require photoelectric technology alarms. Further, the IAFF position specifically states that combination type alarms are not acceptable.
For more information, visit: http://www.theworldfiresafetyfoundation.org/iaff.html

Photo 42-1

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43) One or more exterior receptacle (outlet) covers were substandard or damaged. Outdoor outlets should have watertight covers that allow them to stay covered even with a cord plugged in. This is a potential shock hazard. Special weathertight outlets are required outdoors or where water may contact the outlet. Recommend that a qualified person replace covers where necessary.

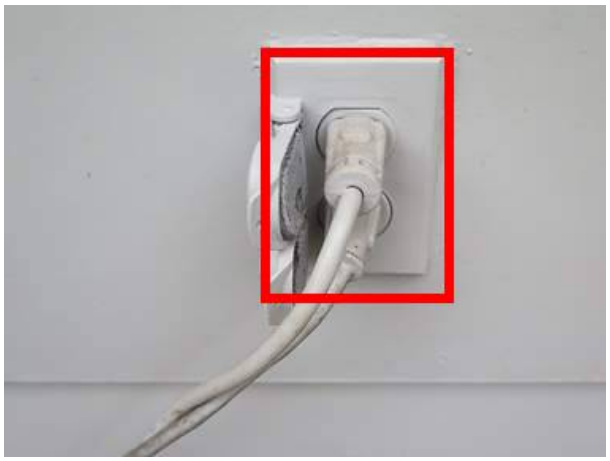

Photo 43-1

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44) Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. In modern construction, electrical outlets should be located so that there is an outlet within six feet horizontally of any point along the wall (in finished living spaces). Translated, this means there should be an outlet every twelve feet along the wall. Above kitchen counters, modern codes require outlets spaced so that no point on the counter is more than two feet from a receptacle. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

Photo 44-1

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45) 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Photo 45-1

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46) The front and/or back door's doorbell appeared to be malfunctioning. Recommend that a qualified person repair as necessary.

Photo 46-1

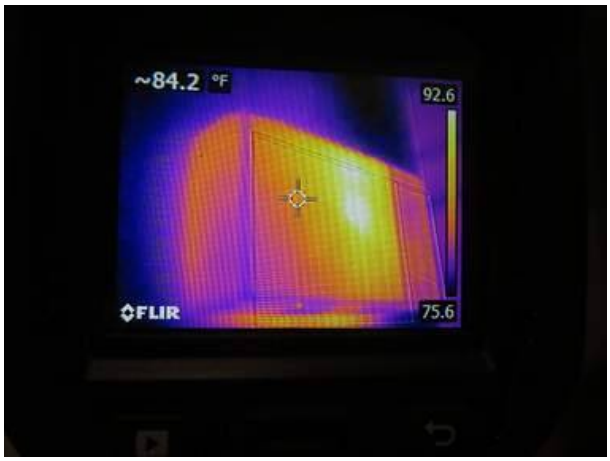

Photo 46-2

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47) One or more energized conductors in panel(s) # A had white, gray or green insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.

Photo 47-1

Plumbing / Fuel Systems

52) Significant corrosion was found in some drain and/or waste pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

Photo 52-1

53) One or more waste pipes had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.

Photo 53-1

Water Heater

57) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit: https://www.reporthost.com/?SCALD

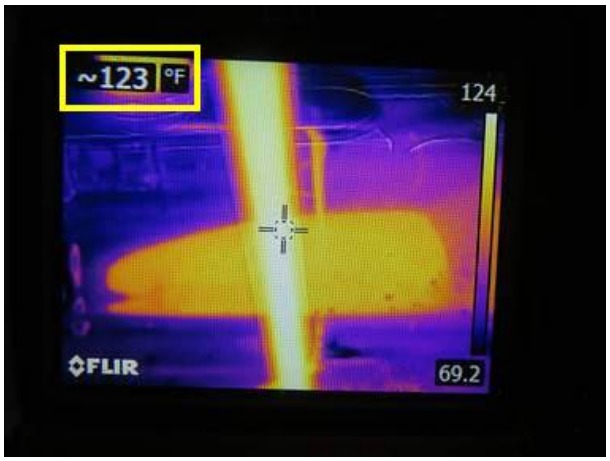

Photo 57-1

Heating, Ventilation and Air Condition (HVAC)

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

Photo 59-1

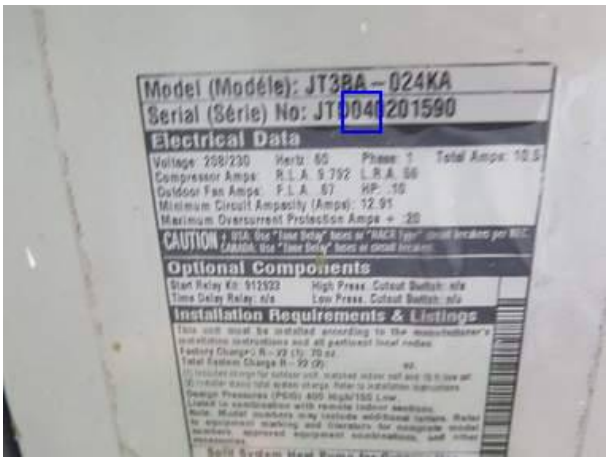

Photo 59-2

60) Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

Photo 60-1

61) The pad for the heat pump or air conditioning condensing unit was not level. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Photo 61-1

62) Recommend replacing or washing 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 washing them as necessary. How frequently they need replacing or washing 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, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 14x25x1 and/or 20x25x5

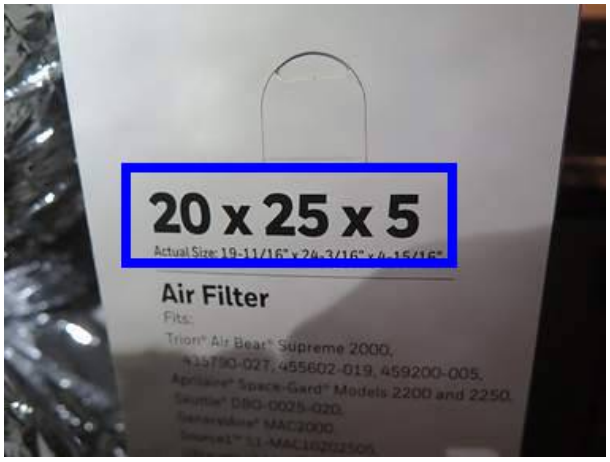

Photo 62-1

Photo 62-2

Photo 62-3

Photo 62-4

Fireplaces, Stoves, Chimneys and Flues

66) Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 66-1

Photo 66-2

Photo 66-3

Kitchen

68) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: https://www.reporthost.com/?ATB

Photo 68-1

Photo 68-2

Photo 68-3

Photo 68-4

Photo 68-5

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69) The oven light was inoperable. Recommend replacing bulb or that repairs are made, if necessary, by a qualified person.

Photo 69-1

Bathrooms, Laundry and Sinks

76) The inspector was unable to verify that the glass used in the shower enclosure at location(s) #B was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

Photo 76-1

77) The exhaust fan at location(s) #A was noisy or vibrated excessively. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

Photo 77-1

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78) Tile and/or grout in the shower enclosure at location(s) #B and D were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Photo 78-1

Photo 78-2

Photo 78-3

Photo 78-4

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79) Caulk around the base of the toilet at location(s) #B was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Interior, Doors and Windows

82) Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 82-1

83) Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Photo 83-1

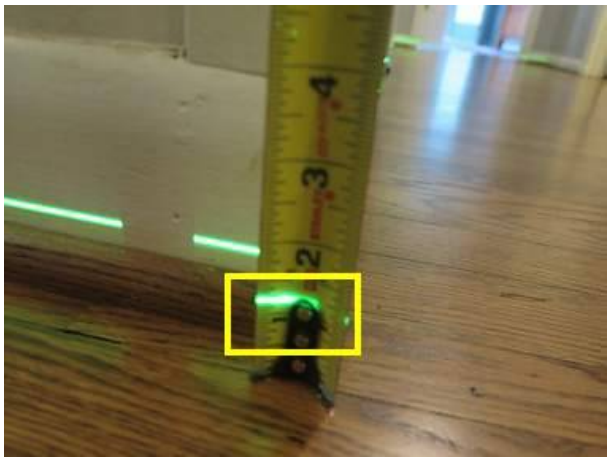

Photo 83-2

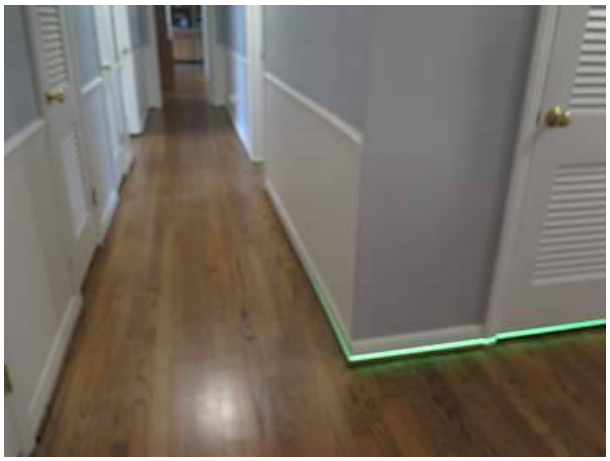

Photo 83-3

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84) Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 84-1

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

Photo 85-1

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86) Some exterior door hardware, including locksets were inoperable. Recommend that a qualified person repair or replace as necessary.

Photo 86-1

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87) Glass in one or more exterior doors was broken. Recommend that a qualified contractor replace glass where necessary.

Photo 87-1

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88) Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.

Photo 88-1

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89) Weatherstripping around one or more exterior doors was damaged and/or deteriorated. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

Photo 89-1

90) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: https://www.reporthost.com/?ECC

Wood Destroying Organism Findings

92) Evidence of past infestation of subterranean termites was found at location(s) # in the form of galleries or holes in wood with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Photo 92-1