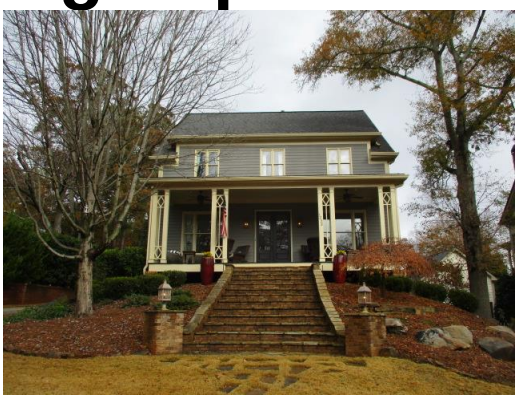
Building Inspection Report



1232 Minhinette Drive Roswell GA 30075

Inspection Date:
11-27-19

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Report Number:
M2677

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Matthew King

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

This is an average quality home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. ***Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES

1. As there is a danger of falling, a railing should be provided for the front porch given many areas exceed 30 inches from grade.
2. The stone stair treads are loose and damaged in areas at the front entry. This is a safety concern that should be addressed promptly.
3. As there is a danger of falling, a handrail should be provided for the steps at the front entry and at both rear entries.
4. The subpanel serving the detached garage area/ loft should be fully labeled with AFCI protected breakers provided for sleeping area circuits.
5. The water heater at the detached garage area should have an electrical service disconnect available within reach of the unit as the panel is not within reach.
6. Improper amateur wiring was noted at the basement based comfort maker furnace. The circuit should be hardwired with a service termination switch available.
7. The installation of a ground fault circuit interrupter (GFCI) is recommended across from the utility sink by the kitchen and in the master bathroom between the vanity area and water closet. A GFCI offers increased protection from shock or electrocution.

8. ***Poor exhaust flue connections should be improved immediately in the basement between the furnaces and water heater***. Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions. All lower sections of venting should be installed inside the upper sections with proper fastening/ sealing as needed.
9. The window(s) are painted shut in various locations throughout the home. The windows should be operable in case of an emergency.
10. The fireplace firebox refractory panel should be repaired for improved safety where open at the back corner and sealed at the gas supply entry.

REPAIR ITEMS

11. The floor joists have insufficient end bearing below the basement stairwell landing. Additional support is needed to reduce risk of structural movement and damage. This can usually be accomplished with joist hangers.
12. Localized rot and failing paint was noted in the wood transitional trim at the right side exterior between the brick and cement composite siding.
13. The exterior brickwork should be tuck pointed or sealed as needed at the right side of the detached garage area near the flashing detail.
14. Recommend clearing or cleaning the dryer vent as needed at the right side exterior.
15. The soffit and fascia should be painted as needed at the right side of the detached garage area.
16. The window frames require painting and caulking as needed around the home. The units show evidence of peeling and failing paint especially at the lower rails.
17. Tree branches and vegetation should be trimmed away from the house to avoid damage to the building.
18. Oversized breakers within the main distribution panel should be replaced at slots #36 & 38 serving the comfort maker air condenser. The unit is listed for a maximum over current protection of 20 amps and a 30 amp breaker is installed.
19. Abandoned wiring should be removed or appropriately terminated with a box and cover in the attic space.
20. An outlet is inoperative in the kitchen to the left of the refrigerator. This outlet and circuit should be investigated.
21. The loose light fixture should be repaired or replaced at the basement front bedroom closet.
22. The loose light fixtures should be secured and sealed as needed at the rear exterior and right side exterior.
23. Exhaust vent pipes from the bathroom(s) should be vented to the building exterior at the loft area attic space and basement mechanical area.
24. It is recommended that the water heater at the detached garage area have protection against thermal expansion installed.
25. The open waste piping trap at the basement mechanical area should have some form of trap primer or trap fitting. At present only discharge piping is available which can present consistent priming of the trap; recommend consulting a plumber to correct this issue.
26. The toilet is loose at the detached garage are loft bathroom, at the basement bathroom, and at the ½ bathroom; recommend securing to the floor as needed.
27. The faucet(s) handle is missing at the basement bathroom tub enclosure.
28. The master bathroom shower stall door sweep is defective/ damaged and should be repaired or replaced as necessary.
29. The kitchen sink fixture is loose or detaching from the countertop; recommend securing and sealing as needed.
30. The window(s) has lost its seal in the master bedroom and Jack & Jill bathroom. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
31. Doors should be trimmed or adjusted as necessary to work properly at the Jack & Jill bathroom and loft area knee wall attic/ closet.
32. Loose or non-functional door hardware should be improved at the Jack & Jill bathroom, at the 2nd floor front left bedroom, and at the 2nd floor front left bedroom closet.
33. The glass/ window unit of the front door has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
34. The doors at the basement mechanical area were noted to lack latches/ securing hardware.
35. Loose stairway handrails should be better secured at the main stairwell area.
36. The oven light in the range is inoperative.
37. The microwave oven light is inoperative.
38. The dishwasher should be better secured to the counter top or cabinets.
39. The refrigerator icemaker/ indoor ice feature is inoperative.
40. The fireplace chimney should be inspected and cleaned prior to operation.

IMPROVEMENT ITEMS

ITEMS TO MONITOR

41. Painting and general maintenance would be ideal for the auxiliary/ storage building depending on planned usage.
42. The walkway/ patio stonework was noted to retain water with some failing mortar noted between the main building and detached garage. Diverting gutter discharge away from the area may help improve the issue.
43. The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.
44. The insulation batts were noted to be installed backwards at the detached garage area attic space. This can effect performance but is mainly of increased concern in locations exposed to high humidity.
45. There is evidence in the attic space that the older dryer vent has been abandoned and a new vent rerouted. Recommend consulting the current owner on these changes; cleaning the vent would be advisable.
46. Evidence of drywall patching or penetrations was detected at the basement stairwell, master bedroom, living room, 2nd floor front bedrooms, and Jack & Jill bathroom. These areas appear to be the result past finish repairs and cosmetic changes.
47. The wood floor was noted to be damaged or missing filling at the front corner of the dining area and by the rear exterior doorway areas.
48. The carpet is stained in localized areas of the basement and basement stairwell.
49. It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
50. The window in the detached garage area stairwell was noted to lack temper listing which would be required in modern structures.
51. The door stops were noted to be missing in localized areas throughout the home.

DEFERRED COST ITEMS

52. Given the age of the furnaces, they may be near the end of their useful lives. You should reserve funds to be ready to purchase new furnaces.
53. The air conditioning systems are relatively old with listing for outdated R22 chemical and equipment. They will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.
54. The water heater serving the detached garage area is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 72 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Failing and peeling paint noted on windows around the home particularly in the bottom rails.

Loose and damaged stone treads noted at the front entry steps.



Steps noted to be lacking handrails at the front entry and both rear entry areas.


Areas of the front porch were noted to exceed 30 inches from grade with no guard railings present.

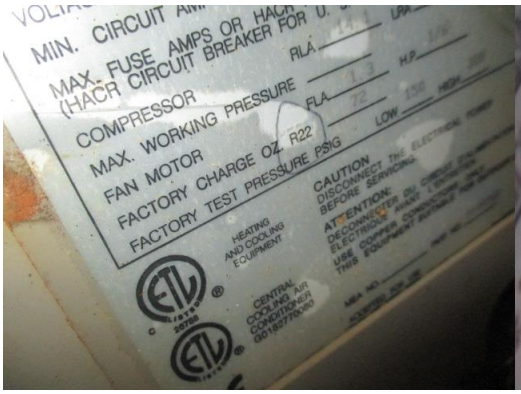

Lost seal noted in the window unit of the front door with some swelling noted in the enclosure.

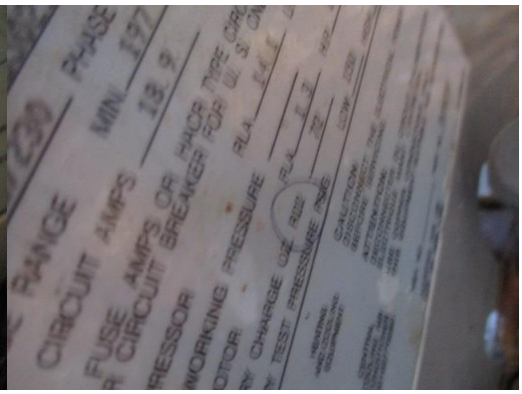
Localized rot and failing paint noted in the wood transition trim at the right side exterior.

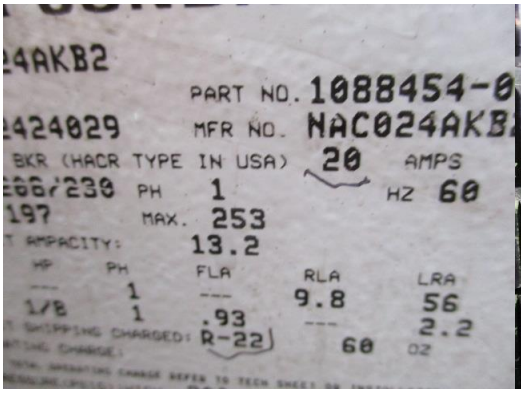
Small opening noted in the brick work at the right side of the detached garage area; tuck pointing or sealing is recommended.

Loose light fixture noted at the rear exterior and right side exterior; recommend securing and sealing.

Some touch painting is needed for the eaves at the right side of the detached garage area.







The air conditioning systems were noted to be older with listing for R22. The comfort maker unit was noted to be listed for a maximum over current protection of 20 amps with a 30 amp breaker installed in the main panel.

Recommend clearing or cleaning the dryer vent at the right side exterior.

Recommend clearing tree branches and vegetation away from the home.

Some water retention and grout loss noted at the rear stonework patio.

The subpanel serving the detached garage and loft area lacks full labeling and AFCI protected breakers for sleeping areas.

Bathroom exhaust fan vents were noted to lack termination to the building exterior at the detached garage area walk in knee wall attic space and at the basement mechanical area.

The insulation was noted to be reversed at the detached garage knee wall areas.

The circuit serving the water heater unit at the detached garage area was noted to lack the required electrical service disconnected.


Amateur wiring was noted at the comfort maker furnace in the basement area. The unit lacks hard wiring with an available service switch.


The 1st picture illustrates improper installation of venting with the lower section over the top section which can cause leakage. The 2nd picture shows the beginning of the transition that was likely altered at water heater replacement. The fittings should be properly attached and sealed as needed to prevent leakage of exhaust gases.

An open trap was noted at the basement mechanical area for discharge lines with no apparent way to consistently prime the trap. A plumber should be consulted to install a trap primer or trap fixture fitting.

Loose light fixture noted at the front basement bedroom closet.

Missing handle noted at the basement bathroom tub enclosure fixture.

The support joists below the basement stairwell landing were noted to lack end bearing.


Openings were noted in the refractory panels in the fireplace at the rear corner and at the gas supply entry.

Abandoned circuit noted in the attic space.


It appears the dryer vent has been redirected with abandoned sections noted in the attic space.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •Slab on Grade
Floor Structure:	•Concrete •Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Repair:** The floor joists have insufficient end bearing below the basement stairwell landing. Additional support is needed to reduce risk of structural movement and damage. This can usually be accomplished with joist hangers.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Metal •Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Viewed with binoculars •Viewed from ladder at eave

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a roof of this age.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- A chimney was not entirely visible during the inspection of the roofing system.
- Some sections of the roofing surface were concealed from view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Cement Composite •Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Stone
Porches, Decks, Steps, Railings:	•Brick •Stone •Wood
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House •Level Grade
Retaining Walls:	•Stone •Brick
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes
The exterior siding that has been installed on the house is relatively low maintenance.

General Comments
The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls
- **Repair:** Localized rot and failing paint was noted in the wood transitional trim at the right side exterior between the brick and cement composite siding.
- **Repair:** The exterior brickwork should be tuck pointed or sealed as needed at the right side of the detached garage area near the flashing detail.
- **Repair:** Recommend clearing or cleaning the dryer vent as needed at the right side exterior.
- **Monitor:** Painting and general maintenance would be ideal for the auxiliary/ storage building depending on planned usage.

Exterior Eaves
- **Repair:** The soffit and fascia should be painted as needed at the right side of the detached garage area.

Windows
- **Repair:** The window frames require painting and caulking as needed around the home. The units show evidence of peeling and failing paint especially at the lower rails.

Lot Drainage
- **Monitor:** The walkway/ patio stonework was noted to retain water with some failing mortar noted between the main building and detached garage. Diverting gutter discharge away from the area may help improve the issue.

Porch
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the front porch given many areas exceed 30 inches from grade.

Steps
- **Repair, Safety Issue:** The stone stair treads are loose and damaged in areas at the front entry. This is a safety concern that should be addressed promptly.
- **Repair, Safety Issue:** As there is a danger of falling, a handrail should be provided for the steps at the front entry and at both rear entries.

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.

Landscaping

- **Repair:** Tree branches and vegetation should be trimmed away from the house to avoid damage to the building.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Access below decks and/or porches was extremely limited.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Meter
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: Detached Garage Attic
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen •Electrical Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes
Generally speaking, the electrical system is in good order.

General Comments
Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard*. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel
- **Repair:** Oversized breakers within the main distribution panel should be replaced at slots #36 & 38 serving the comfort maker air condenser. The unit is listed for a maximum over current protection of 20 amps and a 30 amp breaker is installed.

Auxiliary Panel(s)
- **Safety Issue:** The subpanel serving the detached garage area/ loft should be fully labeled with AFCI protected breakers provided for sleeping area circuits.

Distribution Wiring
- **Repair:** Abandoned wiring should be removed or appropriately terminated with a box and cover in the attic space.
- **Safety Issue:** The water heater at the detached garage area should have an electrical service disconnect available within reach of the unit as the panel is not within reach.
- **Safety Issue:** Improper amateur wiring was noted at the basement based comfort maker furnace. The circuit should be hardwired with a service termination switch available.

Outlets
- **Repair:** An outlet is inoperative in the kitchen to the left of the refrigerator. This outlet and circuit should be investigated.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended across from the utility sink by the kitchen and in the master bathroom between the vanity area and water closet. A GFCI offers increased protection from shock or electrocution.

Lights
- **Repair:** The loose light fixture should be repaired or replaced at the basement front bedroom closet.

- **Repair:** The loose light fixtures should be secured and sealed as needed at the rear exterior and right side exterior.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Goodman •Serial Number: 0201634485 •Serial Number: 0201634484 •Manufacturer: Comfort Maker •Serial Number: A032101696
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Filter Size: 16x25x1 & 14x25x1

HEATING OBSERVATIONS

Positive Attributes
The heating system is in generally good condition.

General Comments
The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace
- **Deferred Cost Item:** Given the age of the furnaces, they may be near the end of their useful lives. You should reserve funds to be ready to purchase new furnaces.

Combustion / Exhaust
- **Repair, Safety Issue:** ***Poor exhaust flue connections should be improved immediately in the basement between the furnaces and water heater***. Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions. All lower sections of venting should be installed inside the upper sections with proper fastening/ sealing as needed.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Goodman •Serial Number: 0209404843 •Serial Number: 0205502199 •Manufacturer: Comfort Maker •Serial Number: E032424029
Through-Wall Equipment: •Present At Detached Garage Loft

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
The system responded properly to operating controls. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

General Comments
The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning
- **Deferred Cost Item:** The air conditioning systems are relatively old with listing for outdated R22 chemical and equipment. They will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30/20 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Roof Ventilation:	•Ridge Vents •Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof / Basement

- **Repair:** Exhaust vent pipes from the bathroom(s) should be vented to the building exterior at the loft area attic space and basement mechanical area.
- **Monitor:** The insulation batts were noted to be installed backwards at the detached garage area attic space. This can effect performance but is mainly of increased concern in locations exposed to high humidity.
- **Monitor:** There is evidence in the attic space that the older dryer vent has been abandoned and a new vent rerouted. Recommend consulting the current owner on these changes; cleaning the vent would be advisable.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source: •Public Water Supply
Service Pipe to House: •Plastic •Not Visible
Main Water Valve Location: •Front Wall of Basement
Interior Supply Piping: •Copper
Waste System: •Unknown
Drain, Waste, & Vent Piping: •Plastic
Water Heater: •Electric •Approximate Capacity (in gallons): 40
•Manufacturer: A.O. Smith •Serial Number: GH02-0906045-917 •Gas •Approximate Capacity (in gallons): 50
•Manufacturer: Rheem •Serial Number: A161711273
Fuel Shut-Off Valves: •Natural Gas Main Valve At Meter
Other Components: •Pressure Regulator on Main Line •Backflow Preventers on Hose Bibs

PLUMBING OBSERVATIONS

Positive Attributes
The plumbing system is in generally good condition.

General Comments
The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater
- **Deferred Cost Item:** The water heater serving the detached garage area is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** It is recommended that the water heater at the detached garage area have protection against thermal expansion installed.

Waste / Vent
- **Repair:** The open waste piping trap at the basement mechanical area should have some form of trap primer or trap fitting. At present only discharge piping is available which can present consistent priming of the trap; recommend consulting a plumber to correct this issue.

Fixtures
- **Repair:** The toilet is loose at the detached garage are loft bathroom, at the basement bathroom, and at the ½ bathroom; recommend securing to the floor as needed.
- **Repair:** The faucet(s) handle is missing at the basement bathroom tub enclosure.
- **Repair:** The master bathroom shower stall door sweep is defective/ damaged and should be repaired or replaced as necessary.
- **Repair:** The kitchen sink fixture is loose or detaching from the countertop; recommend securing and sealing as needed.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors
The majority of the doors and windows are average quality.

General Condition of Floors
The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Monitor:** Evidence of drywall patching or penetrations was detected at the basement stairwell, master bedroom, living room, 2nd floor front bedrooms, and Jack & Jill bathroom. These areas appear to be the result past finish repairs and cosmetic changes.

Floors
- **Monitor:** The wood floor was noted to be damaged or missing filling at the front corner of the dining area and by the rear exterior doorway areas.
- **Monitor:** The carpet is stained in localized areas of the basement and basement stairwell.

Windows
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** The window(s) has lost its seal in the master bedroom and Jack & Jill bathroom. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
- **Safety Issue:** The window(s) are painted shut in various locations throughout the home. The windows should be operable in case of an emergency.
- **Monitor:** The window in the detached garage area stairwell was noted to lack temper listing which would be required in modern structures.

Doors
- **Repair:** Doors should be trimmed or adjusted as necessary to work properly at the Jack & Jill bathroom and loft area knee wall attic/ closet.
- **Repair:** Loose or non-functional door hardware should be improved at the Jack & Jill bathroom, at the 2nd floor front left bedroom, and at the 2nd floor front left bedroom closet.
- **Repair:** The glass/ window unit of the front door has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
- **Monitor:** The door stops were noted to be missing in localized areas throughout the home.
- **Repair:** The doors at the basement mechanical area were noted to lack latches/ securing hardware.

Stairways
- **Repair:** Loose stairway handrails should be better secured at the main stairwell area.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility: •240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested: •Door Bell

APPLIANCES OBSERVATIONS

General Comments
The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS

Gas Range
- **Repair:** The oven light in the range is inoperative.

Oven
- **Repair:** The microwave oven light is inoperative.

Dishwasher
- **Repair:** The dishwasher should be better secured to the counter top or cabinets.

Refrigerator
- **Repair:** The refrigerator icemaker/ indoor ice feature is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Steel Firebox •Gas
Vents, Flues, Chimneys: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The fireplace firebox refractory panel should be repaired for improved safety where open at the back corner and sealed at the gas supply entry.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

AMERICAN SOCIETY OF HOME INSPECTORS®

Standards of Practice

Effective 1 January 2000

1. INTRODUCTION

1.1 The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home *inspectors*. ASHI®'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.

2.2 The *inspector* shall:

A. *inspect*:

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report*:

1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is *significantly deficient* or near the end of its service life.
3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and the reason they were not *inspected*.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.

B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL *SYSTEM*

3.1 The *inspector* shall:

A. *inspect*:
1. the *structural components* including foundation and framing.
2. by probing a *representative number* of *structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*:
1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to:

A. provide any *engineering service* or *architectural service*.
B. offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:
1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:
1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF *SYSTEM*

5.1 The *inspector* shall:

A. *inspect*:
1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect*:
1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other installed accessories.

6. PLUMBING *SYSTEM*

6.1 The *inspector* shall:

A. *inspect*:
1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment
4. the vent *systems*, flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.
6. the drainage sumps, sump pumps, and related piping.

B. *describe*:
1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:
1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. determine:
1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:
1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:
1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the *wiring methods*

C. *report*:
1. on the presence of solid conductor aluminum branch circuit wiring
2. on the absence of smoke detectors

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. the remote control devices unless the device is the only control device.
2. the *alarm systems* and *components*.
3. the low voltage wiring, *systems* and *components*.
4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

B. measure amperage, voltage, or impedance.

8. HEATING *SYSTEM*

8.1 The *inspector* shall:

A. *inspect*:
1. the *installed* heating equipment.
2. the vent *systems*, flues, and chimneys.

B. *describe*
1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

A. *inspect*:
1. the interiors of flues or chimneys which are not *readily accessible*.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING *SYSTEMS*

9.1 The *inspector* shall:

A. *inspect* the *installed* central and through-wall cooling equipment.

B. *describe*:
1. the energy source.
2. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

A. *inspect* electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The *inspector* shall:

A. *inspect*:
1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a *representative number* of *installed* cabinets.
4. a *representative number* of doors and windows.
5. garage doors and garage door operators.

10.2 The *inspector* is NOT required to:

A. *inspect*:
1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum *systems*.
5. the *household appliances*.
6. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:
1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation *systems*.

B. *describe*:
1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

A. disturb insulation or vapor retarders.
B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect* :
1. the system *components*.
2. the vent *systems*, flues, and chimneys.

B. *describe*:
1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The *inspector* is NOT required to:

A. *inspect*:
1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice
1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:
1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system *installed* or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of *systems* or *components*.
15. the acoustical properties of any system or component.

C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which do not conform to recognized standards for clearance.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative items*.
4. *systems* or *components* located in areas which are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

GLOSSARY OF ITALICIZED WORDS

Alarm Systems
Warning devices, *installed* or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls
Devices designed and installed to protect systems and components from unsafe conditions

Component
A part of a *system*

Decorative
Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe
To report a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

Dismantle
To take apart or remove any *component*, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, *evaluation*, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection
The process by which an inspector visually examines the *readily accessible systems* and *components* of a home and which describes those *systems* and *components* in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect
To examine readily accessible *systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector
A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report
To communicate in writing

Representative Number
One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Significantly Deficient
Unsafe or not functioning

Shut Down
A state in which a *system* or *component* cannot be operated by *normal operating controls*

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A *component* which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive
An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a readily accessible, *installed component* or *system* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube," etc.