PEACHTREE Property Inspections
Serving Metro Atlanta and North Georgia

Prepared for:
Billy & Lori Harbinson
3415 Slater Street
Cumming, GA 30041

Inspector: Bobby Beers
January 21, 2020

PROPERTY INSPECTION REPORT

Phone 404-355-9338 **www.peachtreeinspector.com**

REPORT SUMMARY*

All directional references contained in the report assume you are facing the home from the street.
Digital photos of various issues listed below are located at the end of the inspection report.

SYSTEMS / COMPONENTS NOT OPERATED / OPERATING

1. **The A/C systems were not operated due to the low outside temperature. Operating A/C equipment when the outside temperature is below 70 degrees at the time of the inspection or has fallen below 60 degrees within the previous 24 hours will result in inaccurate readings and can potentially cause damage to the equipment.**

PRIMARY CONCERNS

Items or issues (or groups of related issues) that have failed (or show indications that they may fail soon) and may involve significant effort or expense to repair or replace.

Moisture issues:

2. **Moisture damage was observed at the exterior surfaces of the master bath window opening at the left side of the home. Needs repair.**

3. **Moisture damage was observed at the exterior wood trim at the top of the left garage door opening at the front of the home. Needs repair.**

4. **Evidence of possible moisture damage was observed at the exterior surfaces of the windows at the gable end at the front of the home. Staining was also visible at the inside surfaces of the windows visible from the attic. Needs evaluation.**

5. **Evidence of possible moisture damage was observed at the exterior wood trim at the roofline above the porch entrance at the front of the home. Needs evaluation.**

6. **Moisture damage was observed at the exterior wood trim at the base of the entrance door opening at the rear of the home. Needs repair.**

POTENTIAL SAFETY HAZARDS

7. **The exposed gas piping at the clothes dryer connection in the upstairs laundry room needs to have a cap installed if not in use. Safety issue.**

8. **The window above the tub in the master bath contains fogged glass, indicating that the seals have failed. Also, there is no identification present verifying that the window contains tempered glass. Tempered glass is required in windows installed less than 60 inches above tub floors. Needs repair. Safety issue.**

9. **The exterior electrical outlet at the rear patio did not trip when tested, indicating that it is not GFCI protected. Needs repair. Safety issue.**

10. **The cover to the electrical service panel in the garage was obstructed by the installation of shelving. The cover was not removed, and the connections inside the panel were not evaluated. The shelving needs to be removed so that ready access is provided. Safety issue.**

DEFERRED COST ITEMS

Systems or components that have reached (or are reaching) the end of their normal life expectancy or are showing indications that they may require replacement or significant repair within the next five years.

HVAC equipment that is 14 years old. Water heater that is 14 years old.

ADDITIONAL ITEMS / COMMENTS

11. **Typical settlement cracking was observed at various areas of the concrete driveway, front walkway and rear patio. Open cracks should be sealed where practical to prevent moisture penetration.**

12. **Tree limbs and shrubbery are in close proximity to the exterior structure of the home in some areas. Tree limbs and shrubbery should be kept trimmed away from the exterior of the home to guard against damage, moisture or pest issues.**

13. **Due to the existence of moisture issues and/or vegetation issues, it is recommended that a pest control contractor evaluate the conditions inside and outside the home.**

14. **The cold water handle at the sink faucet in the upstairs center rear bath did not shut off properly when tested. Needs repair.**

15. **Evidence of loose / squeaky subflooring was audible at some areas of the upstairs bedrooms and hallways. Loose subflooring can be re-attached to the floor joists with wood screws to eliminate squeaks.**

16. **The ceiling fan in the upstairs right rear bedroom did not respond to the remote control when tested. Needs evaluation.**

17. **The remote control for the ceiling fan in the upstairs center rear bedroom is damaged. The rotational direction of the fan cannot be reversed. Needs repair.**

18. **There was no remote control visible for the ceiling fan in the first floor family room. The ceiling fan was not tested.**

19. **Discoloration was observed in water drained from the water heater. Water heaters should be drained and flushed periodically to remove sediment and to prolong the life of components.**

20. **Water is flowing from the exterior drain for the water heater's pressure relief valve at the base of the exterior wall at the left side of the home. The water pressure was tested and was found to be operating well above the acceptable limit of 80 psi at the time of the inspection (150+ psi when tested). The plumbing system's pressure reducing valve and the water heater's pressure relief valve need evaluation by a licensed plumber.**

21. **Shrubbery / vegetation is in close proximity to some of the exterior A/C units at the right side of the home. This can negatively impact performance. A minimum 24 inch horizontal clearance around the perimeter of the units and a minimum 48 inch vertical clearance above the tops of the units should be maintained to ensure adequate air flow.**

22. **Minor damage was observed a the cooling fins at the front exterior A/C unit at the right side of the home. Any concerns should be addressed with an HVAC contractor.**

23. **The exterior light fixture at the patio at the rear of the home did not come on when tested. Needs evaluation.**

Peachtree Property Inspections recommends that homebuyers consider purchasing a home warranty covering all installed mechanical equipment. Consult your realtor for more information.

* Items listed in the body of the report may have been inadvertently left off of the Summary. **Customer should read the entire report.**

DEFINITIONS

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient and may involve significant effort or expense to repair or replace.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates - an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structural components of the home. While an inspection performed by a competent inspection company will determine the overall condition of the major components of the home, no inspection will identify every potential defect. The inspector's ability to identify defects may be limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her very best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the overall condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is only an opinion, however.

A warranty, on the other hand, is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided to you is an inspection. We make no guarantee or warranty of this property. If you desire warranty coverage, please contact your realtor for information regarding warranty plans to which their firm may have access.

North Metro Home Services, Inc.
dba Peachtree Property Inspections
INSPECTION AGREEMENT
(Please Read Carefully)

THIS AGREEMENT *is made and entered into by and between* ***North Metro Home Services, Inc. dba Peachtree Property Inspections*** *referred to as "Inspector", and* ***Billy & Lori Harbinson*** *referred to as "Client".*

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. Client will pay the sum of $640.00 ($455.00 Home Inspection + $185.00 Radon Test) for the evaluation of the "Property", being the residence, and garage or carport, if applicable, located at 3415 Slater Street, Cumming, GA 30041. Payment by cash, check or credit card is due in full at the time of the inspection.

2. Client understands that if the home is vacant, it is the client's responsibility to ensure that all utilities are on and operational inside the home. If the inspector arrives at the property and determines that utilities are not on and operational inside the home and the client or client's agent decides not to have the inspection performed, client agrees to pay a $95.00 travel charge to North Metro Home Services, Inc. dba Peachtree Property Inspections.

3. *The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.*

4. The Parties agree that the ASHI® Standards of Practice (the "Standards") shall define the standards of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included in the inspection report and is available online at http://www.homeinspector.org/docs/standards.pdf

5. *The Parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If a repair or replacement is performed without giving the inspector the required notice outlined in section 15 of the Inspection Agreement, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.*

6. The Parties agree and understand that the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.

7. If Client is married, Client represents that his or her obligation is a family obligation incurred in the interest of the family.

8. This Agreement, including the terms and conditions on subsequent pages, represents the entire agreement between the parties, and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Georgia.

9. The parties understand and agree that the report is typically released to the Client's real estate representative.

10. Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice, which applies.

SEE NEXT PAGE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

11. Systems, items, and conditions which are not within the scope of the home inspection include, but are *not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi or other environmental hazards; fencing, gates or landscaping; pest or animal activity or infestation; security and fire protection systems; household appliances that are not permanently installed; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; septic systems; heating systems accessories; HVAC condensate neutralizers; heat exchangers; solar heating systems; sprinkling systems; water softeners; water dispensers; ice makers; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, or ordinances, statutes and covenants; elevators and related equipment; boat houses and boat docks. Client understands that these systems, items and conditions are excluded from this inspection. Any general comments about these systems, items and conditions, as well as comments in the "Notes" section of the inspection report, are informal only and DO NOT represent an inspection.*

12. Client specifically acknowledges that the home inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Inspector harmless for any injury, health risk or damages of any nature caused or contributed to by these products. Furthermore, client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall products are informative in nature only and that the Inspector does not hold itself to be experts pertaining to the potential concerns associated with Chinese Drywall.

13. Client specifically acknowledges that the home inspection will not and is not intended to detect, identify, disclose or report on the presence of Atlas Chalet Roof Shingles or the actual or potential deficiencies or concerns arising from the existence of this product or similar products. Client agrees to hold Inspector harmless for any damages associated with the costs of repairing or replacing roof systems containing this product or similar products. Furthermore, client acknowledges that any discussions regarding the actual or potential presence of Atlas Chalet Roof Shingles or similar products are informative in nature only and that the Inspector does not hold itself to be experts pertaining to the potential concerns associated with the existence of Atlas Chalet Roof Shingles or similar products.

14. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person not a party to this Agreement makes any claim against Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such claims.

15. The inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

16. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. THE CLIENT FURTHER AGREES THAT THE INSPECTOR IS LIABLE ONLY UP TO THE COST OF THE INSPECTION AND ONLY IF THERE HAS BEEN A COMPLETE FAILURE TO FOLLOW THE STANDARDS INCLUDED IN THE REPORT. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

DEFINITIONS

1. Apparent Conditions: Systems and components are rated as follows:

SATISFACTORY *(Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear or deterioration.*
MARGINAL *(Marg.) - Indicates the component will probably require or replacement anytime within five years.*
POOR *- Indicates the component will need repair or replacement now or in the very near future.*

2. Installed systems and components: structural components, exterior, interior, roofing, plumbing, electrical, heating, central air-conditioning (weather permitting), insulation and ventilation.

3. Readily accessible systems and components: where Inspector is not required to remove personal items, furnishings, equipment, soil, snow, shrubbery or other items which obstruct access or visibility.

PEACHTREE Property Inspections

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RECEIPT INFORMATION

Inspection Date:	01/21/20
Inspection Number:	012120
Client Name:	Billy & Lori Harbinson
Inspection Address:	3415 Slater Street, Cumming, GA 30041
Inspected by:	Bobby Beers

Inspection fee:		$455.00
Radon test:		185.00
	Total:	**$ 640.00**

Paid by: Check

Client present:	Yes
Realtor present:	No

PROPERTY DATA / CONDITIONS

Approximate Age:	14 Years
Weather Condition:	Clear
Temperature:	40ºF
Ground cover:	Dry

GROUNDS

DRIVEWAY / PARKING ☐ None

Material: ☑ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☑ Typical cracks
☐ Pitched towards home ☐ **Trip hazard** ☐ Fill cracks and seal

SERVICE WALKS ☐ None

Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Pitched towards home ☐ **Trip hazard** ☐ Typical cracks ☐ Settling cracks

PORCH *(covered entrance)* ☐ None

Support Pier: ☐ Concrete ☐ Wood ☐ Other ☑ Not visible
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Railing/baluster issues**
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Safety Hazard**

STOOPS ☑ None

Material: ☐ Concrete ☐ Wood ☐ Other ☐ **Railing/baluster issues**
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ **Safety Hazard**
☐ Uneven risers ☐ Damaged ☐ Cracked ☐ Settlement

PATIO ☐ None

Material: ☑ Concrete ☐ Flagstone ☐ Brick ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☑ Typical cracks
☐ Pitched towards home ☐ **Trip hazard**

DECK / BALCONY ☑ None

Material: ☐ Wood ☐ Metal ☐ Composite ☐ Other
Finish: ☐ Treated ☐ Painted/Stained
☐ **Improper attachment to house** ☐ **Railing/baluster issues** ☐ **Safety Hazard**
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

LANDSCAPING AFFECTING FOUNDATION

Grade Issues: ☐ Front ☐ Rear ☐ Left ☐ Right ☑ Satisfactory
☐ Recommend additional backfill ☑ Trim back trees / shrubbery
☐ Wood in close contact with soil

RETAINING WALL ☐ None

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Safety Hazard**
Material: ☐ Concrete ☐ Wood ☑ Other ☐ Leaning/cracked/bowed

GENERAL COMMENTS

Typical settlement cracking was observed at various areas of the concrete driveway, front walkway and rear patio. Open cracks should be sealed where practical to prevent moisture penetration.

Tree limbs and shrubbery are in close proximity to the exterior structure of the home in some areas. Tree limbs and shrubbery should be kept trimmed away from the exterior of the home to guard against damage, moisture or pest issues.

Notes:

A qualified deck contractor should evaluate all deck related deficiencies listed in the inspection report because he may discover additional deficiencies that were not identified during the course of the inspection.

Trees, shrubbery and vegetation should be kept trimmed away from the structure of the home to prevent damage, moisture or pest issues.

Environmental hazards including, but not limited to, molds, fungi, toxins, carcinogens, noise and contaminants in soil, water and air are outside the scope of the home inspection.

Fencing and gates are outside the scope of the home inspection and are not evaluated.

Swimming pools and their mechanical systems are outside the scope of the home inspection and are not evaluated.

Outbuildings are outside the scope of the home inspection and are not evaluated.

Boat docks and boat houses are outside the scope of the home inspection and are not evaluated.

Peachtree Property Inspections makes no representation regarding the adequacy or the performance of underground drainage systems, visible or non-visible. These are closed systems in most cases and may not exhibit evidence of deficiencies or malfunctions at the time of the inspection.

ROOF COVERING

ROOF VISIBILITY ☐ All ☑ Partial ☐ None ☑ Limited by: Height / Grade

INSPECTED FROM ☐ Roof ☐ Ladder at eaves ☑ Ground (***Inspection Limited***)

STYLE OF ROOF

Type:	☑ Gable	☐ Hip	☐ Mansard	☐ Shed	☐ Flat	☐ Other
Pitch:	☐ Low	☑ Medium	☑ Steep	☐ Flat		
Material:	Type: Asphalt shingle		Layers: Unknown		Approx. age: 1-5+ years	
	Type: Metal		Layers: 1 Layer		Approx. age: 14 years	

VENTILATION

Type: ☑ Soffit ☑ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered ☐ Other ☐ None

FLASHING MATERIAL

Material: ☑ Galv/Alum ☐ Copper ☐ Other ☐ Not visible

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing

VALLEY MATERIAL

Material: ☐ Galv/Alum ☑ Asphalt ☐ Copper ☐ Other ☐ N/A ☐ Not visible

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ Holes ☐ Rusted ☐ Recommend Sealing

CONDITION OF ROOF COVERINGS ☑ Satisfactory ☐ Marginal ☐ Poor

☐ Curling ☐ Cupping ☐ Ponding ☐ Burn Spots ☐ Broken/Loose

☐ Nail popping ☐ Granular loss ☐ Blistering ☐ Missing Tabs/Shingles

☐ Moss buildup ☐ Exposed felt ☐ Other ☐ Recommend roofer evaluate

SKYLIGHTS ☑ N/A

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

☐ Not visible ☐ Cracked/Broken

PLUMBING VENTS ☐ Yes ☐ No ☑ Not Visible

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Conditions reported above reflect <u>clearly visible</u> portion of roof only.

GENERAL COMMENTS

Notes:

A qualified roofing contractor should evaluate any roof related deficiencies listed in the inspection report because he may discover additional deficiencies that were not identified during the course of the inspection.

The roof inspection is not intended to serve as a guarantee that no leaks exist. Only roof installers can reasonably guarantee or ensure that a roof will not leak.

We make every effort to adequately inspect the roof. However, portions of the roof may not have been clearly visible or accessible at the time of the inspection due to the height, grade, roof pitch, rain, snow, ice, wind, debris or other impediments. The report observations only address the areas of the roof that were clearly visible from the ground at the time of the inspection, and the evaluation of the roof should not be considered exhaustive.

Peachtree Property Inspections does not conduct roof inspections specifically meant to determine the presence of hail damage. Any concerns regarding hail damage or storm damage to roofs should be addressed with a qualified roofing contractor.

The manufacturer of the roof shingles is not determined at the time of the inspection. Determining the manufacturer of roof shingles (i.e. Atlas Chalet roof shingles or similar products) is outside the scope of the inspection. Any concerns regarding the manufacturer of roof shingles should be addressed with a qualified roofing contractor.

In many cases, roofing mastic is used for sealing flashings. Mastic can break down or deteriorate due to sun exposure. Mastic should be periodically inspected and reapplied to prevent leakage.

EXTERIOR

CHIMNEY ☑ None Location(s):
Viewed From: ☐ Roof ☐ Ladder at eaves ☐ Ground ***(Inspection Limited)***
Chase: ☐ Brick ☐ Stone ☐ Metal ☐ Framed ☐ Other
Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints
☐ Flaking ☐ Loose Brick ☐ Rust
Flue: ☐ Tile ☐ Metal ☐ Unlined ☐ Not visible
Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☐ **Not evaluated**
☐ **Have flues cleaned and re-evaluated** ☐ Recommend Cricket/Saddle/Flashing
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

GUTTERS & DOWNSPOUTS ☐ None
Material: ☑ Galvanized/Aluminum ☐ Copper ☐ Vinyl ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting
Leaking: ☐ Corners ☐ Joints ☐ Hole in main run ☐ Recommend Repair
Attachment: ☐ Loose ☐ Missing spikes ☐ Improperly sloped
Extension needed: ☐ Front ☐ Rear ☐ Left ☐ Right ☐ Insides need to be cleaned

WALL CONSTRUCTION
Type: ☐ Not visible ☑ Framed ☐ Masonry ☐ Log ☐ Other

SIDING
Material: ☐ Stone ☐ Slate ☐ Brick ☐ **Fiberboard** ☑ Fiber-cement ☐ Stucco
☐ **EIFS** ☐ Asphalt ☑ Wood ☐ Metal ☐ Vinyl ☐ Other
☐ Typical cracks ☐ Peeling paint ☐ Wood rot ☐ **Recommend repair/painting**
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

TRIM
Material: ☑ Wood ☐ Metal ☐ Vinyl ☐ Other
☑ **Recommend repair/painting** ☑ **Damaged wood**
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

CAULKING
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

DOORS
Weatherstripping: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Door Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

WINDOWS
Material: ☑ Wood ☐ Metal ☐ Vinyl ☐ Aluminum ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ **Recommend repair/painting** ☐ **Damaged wood**

GENERAL COMMENTS

Moisture damage was observed at the exterior surfaces of the master bath window opening at the left side of the home. Needs repair.

Moisture damage was observed at the exterior wood trim at the top of the left garage door opening at the front of the home. Needs repair.

Evidence of possible moisture damage was observed at the exterior surfaces of the windows at the gable end at the front of the home. Staining was also visible at the inside surfaces of the windows visible from the attic. Needs evaluation.

Evidence of possible moisture damage was observed at the exterior wood trim at the roofline above the porch entrance at the front of the home. Needs evaluation.

Moisture damage was observed at the exterior wood trim at the base of the entrance door opening at the rear of the home. Needs repair.

Due to the existence of moisture issues and/or vegetation issues, it is recommended that a pest control contractor evaluate the conditions inside and outside the home.

Notes:

Buried gutter downspout drain extensions are outside the scope of the home inspection, and no representation regarding their functionality can be made.

Upper level wood windows, wood siding and wood trim are not probed for evidence of moisture damage due to the height above the ground.

Some areas of the exterior of the home may not be visible or readily accessible due to the presence of tree limbs, shrubbery or vegetation. The report observations only address the visible and/or readily accessible areas.

Any listing of moisture damage issues or wood rot issues identified in the inspection report should not be considered exhaustive. There may be examples of moisture damage or wood rot that were not clearly visible or were not identified at the time of the inspection.

If any evidence or suspicion of moisture damage, moisture penetration or pest / animal issues is cited in the inspection report, it is recommended that a pest / animal control contractor evaluate the conditions inside and outside the home.

Termite inspections and/or other pest or animal inspections are outside the scope of the home inspection. It is recommended that home buyers contact a pest / animal control company to inspect for termite activity and/or other pest / animal activity.

A board-by-board examination of the exterior siding and trim is outside the scope of the home inspection, and that type of evaluation was not conducted.

Exterior fiberboard siding has a history of premature failure when not properly maintained. Fiberboard siding must be kept caulked at all end-joints and must be kept adequately painted along the undersides to prevent damage due to moisture penetration. The extent of moisture damage issues should not be assumed to be limited to examples listed in the inspection report. Consider having any fiberboard siding present evaluated by a qualified siding contractor to determine the extent of any immediately needed repairs and to estimate the remaining overall service life of the siding.

Exterior synthetic stucco (EIFS) has a history of premature failure when not properly installed and maintained. Peachtree Property Inspections does not conduct EIFS (synthetic stucco) inspections. Consider having any exterior EIFS system evaluated by an EDI Certified EIFS Inspector.

GARAGE

CONSTRUCTION TYPE
☑ Attached ☐ Detached ☐ 1-car ☑ 2-car ☐ 3-car

ROOF / GUTTERS ☑ Same as house
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

SIDING / TRIM
Material: ☑ Same as house ☐ Wood ☐ Metal ☐ Vinyl
☐ Stucco ☐ Masonry ☐ Fiber cement ☐ **Fiberboard**
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

FLOOR
Material: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
Condition: ☑ Satisfactory ☑ Typical cracks ☐ Large settling cracks
Burners less than 18" above garage floor: ☑ N/A ☐ Yes ☐ No ☐ **Safety Hazard**
Physical barrier in front of water heater: ☐ N/A ☑ Yes ☐ No ☐ **Safety Hazard**

OVERHEAD DOOR(S) ☐ N/A
Material: ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repair**
☐ **Safety Cable Recommended** ☐ Hardware loose ☐ Weatherstripping missing/damaged
Automatic opener: ☑ Yes ☐ No ☑ Functional ☐ Inoperable ☐ **Safety Hazard**
Safety reverse: ☑ Yes ☐ No ☑ Functional ☐ Inoperable ☐ **Safety Hazard**
Motion sensors: ☑ Yes ☐ No ☑ Functional ☐ Inoperable ☐ **Safety Hazard**

SERVICE ENTRANCE DOOR ☑ N/A
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

ELECTRICAL
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground / Reverse polarity: ☐ ☐ Handyman/extension cord wiring ☐ **Safety hazard**

FIRE SEPARATION / WALLS & CEILING *(Between garage & living area)*
☑ Present ☐ Missing ☐ N/A
Condition: ☑ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ **Safety hazard**
Moisture Stains Present: ☐ Cracks Present: ☐
Fire door: ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☑ Satisfactory
Auto closure: ☑ N/A ☐ Satisfactory ☐ Inoperable

GENERAL COMMENTS

Typical cracking was observed in the surface of the garage floor. Cracks should be monitored and sealed as needed to prevent moisture penetration.

Visibility of the floor and walls in the garage was limited in some areas due to the presence of the owner's personal property. The report observations only address clearly visible and/or readily accessible areas.

Notes:

Existing overhead garage door openers without infrared sensors installed can be retrofitted with sensors to provide improved safety.

Determining the existence of molds, fungi or other environmental hazards is outside the scope of the home inspection.

If there are known indications of water penetration (such as notes of water penetration on this report or on the seller's disclosure statement, or if any water stains are visible), a mold inspection or test should be considered.

Non-GFCI protected electrical receptacles installed in garages can be replaced with GFCI receptacles for the purpose of improved safety. GFCI receptacles should be tested monthly to verify proper operation.

KITCHEN

COUNTERTOPS
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

CABINETS
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repair**

PLUMBING
Water Flow: ☑ Adequate ☐ Poor Drainage: ☑ Adequate ☐ Poor
Heat Source Present: ☑ Yes ☐ No Faucet Leaks: ☐ Pipes leak/corroded: ☐

WALLS & CEILING
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

FLOOR
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

INSTALLED APPLIANCES

☑ Disposal	Functional:	☑ Yes	☐ No	☑ Microwave	Functional:	☑ Yes	☐ No
☑ Ovens	Functional:	☑ Yes	☐ No	☑ Exhaust fan	Functional:	☑ Yes	☐ No
☑ Cook-top	Functional:	☑ Yes	☐ No	☑ Refrigerator	Functional:	☑ Yes	☐ No
☑ Dishwasher	Functional:	☑ Yes	☐ No	☐ Other	Functional:	☐ Yes	☐ No

ELECTRICAL
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**

GENERAL COMMENTS

Notes:

Visibility inside kitchen cabinets is typically limited due to the presence of the owner's personal property. The report observations only address the areas that were clearly visible and readily accessible at the time of the inspection.

Refrigerators, stoves, ranges, toaster ovens, microwave ovens and other appliances that are not permanently installed are outside the scope of the home inspection and are not evaluated.

Water filters, water dispensers, ice makers and related equipment are outside the scope of the home inspection and are not evaluated.

An oven's self cleaning operation, clocks, timing devices, lights and thermostat accuracy are not tested as part of the inspection.

The thermostat accuracy and cooling adequacy of refrigerators and freezers is not tested as part of the inspection.

Kitchen appliances are not moved during the course of the inspection.

Microwave ovens are not tested for radiation leaks.

Cosmetic flaws (such as surface wear, cracks, open joints, nicks, scratches and cleanliness) are outside the scope of the home inspection.

Non-GFCI protected electrical receptacles installed along kitchen counter-tops can be replaced with GFCI receptacles for the purpose of improved safety. GFCI receptacles should be tested monthly to verify proper operation.

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink:	☐ N/A	Faucet leaks: ☐	Pipes leak: ☐
Cross connections:	☐ Yes	☑ None apparent	Heat source present: ☑ Yes ☐ No
Dryer vented:	☐ N/A	☑ Wall ☐ Ceiling ☐ Floor ☐ Not vented	
Electrical receptacles:	Open ground/reverse polarity: ☐	☐ **Safety Hazard**	
	GFCI protection: ☑ Yes ☐ No	Functional: ☑ Yes ☐ No	
Appliances present:	☐ Washer ☐ Dryer	☐ Water heater ☐ Furnace	
Washer connections:	☐ Leaking ☐ Corroded	☐ Not visible	
Gas Shut-off Valve:	☐ N/A ☑ Yes ☐ No	☑ Cap Needed	☑ **Safety Hazard** ☐ Not visible

GENERAL COMMENTS

The exposed gas piping at the clothes dryer connection in the upstairs laundry room needs to have a cap installed if not in use. Safety issue.

Notes:

Visibility of the plumbing and electrical connections in laundry areas may be limited in some instances due to the placement of the washer and dryer.

Consider replacing rubber washing machine water supply hoses with braided metal hoses. Braided metal hoses are much more durable and rarely break.

Clothes dryer vents should be periodically cleaned to prevent a potential fire from lint buildup.

Appliances that are not permanently installed (i.e. washing machines and clothes dryers) are outside the scope of the inspection and are not evaluated.

BATHROOMS

HALL BATH, 1ST FLOOR

Sinks: Faucet leaks: ☐ Pipes leak: ☐
Tubs: Faucet leaks: ☐ Pipes leak: ☐
Showers: Faucet leaks: ☐ Pipes leak: ☐
Toilet: Bowl Loose: ☐ Functional: ☑ Yes ☐ No ☐ Toilet leaks
Jetted tub: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ **Not tested**
Shower/Tub area: ☑ Ceramic ☐ Fiberglass / Plastic ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐
Water flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor Heat source present: ☑ Yes ☐ No
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**
Exhaust fan: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

CENTER FRONT BATH, 2ND FLOOR

Sinks: Faucet leaks: ☐ Pipes leak: ☐
Tubs: Faucet leaks: ☐ Pipes leak: ☐
Showers: Faucet leaks: ☐ Pipes leak: ☐
Toilet: Bowl Loose: ☐ Functional: ☑ Yes ☐ No ☐ Toilet leaks
Jetted tub: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ **Not tested**
Shower/Tub area: ☑ Ceramic ☐ Fiberglass / Plastic ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐
Water flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor Heat source present: ☑ Yes ☐ No
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**
Exhaust fan: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

Notes:

Visibility inside bathroom cabinets is typically limited due to the presence of the owner's personal property. The report observations only address the areas that were clearly visible and readily accessible at the time of the inspection.

Tubs are partially filled to test for proper drainage but are not completely filled to the overflow pipe to test its functionality as this would constitute an irresponsible waste of water.

Determining the water tightness of shower pans is outside the scope of the home inspection.

Steam showers and saunas are outside the scope of the home inspection and are not evaluated.

Non-GFCI protected electrical receptacles installed in bathrooms can be replaced with GFCI receptacles for the purpose of improved safety. GFCI receptacles should be tested monthly to verify proper operation.

The GFCI electrical protection for jetted tubs should be tested monthly to verify proper operation.

Visibility of the plumbing and electrical connections for jetted tubs is typically limited to the area immediately inside the access panel. The report observations only address the visible / readily accessible components.

BATHROOMS

CENTER REAR BATH, 2ND FLOOR

Sinks: Faucet leaks: ☐ Pipes leak: ☐
Tubs: Faucet leaks: ☐ Pipes leak: ☐
Showers: Faucet leaks: ☐ Pipes leak: ☐
Toilet: Bowl Loose: ☐ Functional: ☑ Yes ☐ No ☐ Toilet leaks
Jetted tub: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ **Not tested**
Shower/Tub area: ☑ Ceramic ☐ Fiberglass / Plastic ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐
Water flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor Heat source present: ☑ Yes ☐ No
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**
Exhaust fan: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

The cold water handle at the sink faucet in the upstairs center rear bath did not shut off properly when tested. Needs repair.

RIGHT REAR BATH, 2ND FLOOR

Sinks: Faucet leaks: ☐ Pipes leak: ☐
Tubs: Faucet leaks: ☐ Pipes leak: ☐
Showers: Faucet leaks: ☐ Pipes leak: ☐
Toilet: Bowl Loose: ☐ Functional: ☑ Yes ☐ No ☐ Toilet leaks
Jetted tub: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ **Not tested**
Shower/Tub area: ☑ Ceramic ☐ Fiberglass / Plastic ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐
Water flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor Heat source present: ☑ Yes ☐ No
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**
Exhaust fan: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

Notes:

Visibility inside bathroom cabinets is typically limited due to the presence of the owner's personal property. The report observations only address the areas that were clearly visible and readily accessible at the time of the inspection.

Tubs are partially filled to test for proper drainage but are not completely filled to the overflow pipe to test its functionality as this would constitute an irresponsible waste of water.

Determining the water tightness of shower pans is outside the scope of the home inspection.

Steam showers and saunas are outside the scope of the home inspection and are not evaluated.

Non-GFCI protected electrical receptacles installed in bathrooms can be replaced with GFCI receptacles for the purpose of improved safety. GFCI receptacles should be tested monthly to verify proper operation.

The GFCI electrical protection for jetted tubs should be tested monthly to verify proper operation.

Visibility of the plumbing and electrical connections for jetted tubs is typically limited to the area immediately inside the access panel. The report observations only address the visible / readily accessible components.

BATHROOMS

MASTER BATH, 2ND FLOOR

Sinks: Faucet leaks: ☐ Pipes leak: ☐
Tubs: Faucet leaks: ☐ Pipes leak: ☐
Showers: Faucet leaks: ☐ Pipes leak: ☐
Toilet: Bowl Loose: ☐ Functional: ☑ Yes ☐ No ☐ Toilet leaks
Jetted tub: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ **Not tested**
GFCI Protected: ☑ Yes ☐ No GFCI Functional: ☑ Yes ☐ No Access Panel: ☑ Yes ☐ No
Shower/Tub area: ☑ Ceramic ☐ Fiberglass / Plastic ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐
Water flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor Heat source present: ☑ Yes ☐ No
Receptacles Present: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI Protected: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ **Safety Hazard**
Exhaust fan: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

The window above the tub in the master bath contains fogged glass, indicating that the seals have failed. Also, there is no identification present verifying that the window contains tempered glass. Tempered glass is required in windows installed less than 60 inches above tub floors. Needs repair. Safety issue.

Notes:

Visibility inside bathroom cabinets is typically limited due to the presence of the owner's personal property. The report observations only address the areas that were clearly visible and readily accessible at the time of the inspection.

Tubs are partially filled to test for proper drainage but are not completely filled to the overflow pipe to test its functionality as this would constitute an irresponsible waste of water.

Determining the water tightness of shower pans is outside the scope of the home inspection.

Steam showers and saunas are outside the scope of the home inspection and are not evaluated.

Non-GFCI protected electrical receptacles installed in bathrooms can be replaced with GFCI receptacles for the purpose of improved safety. GFCI receptacles should be tested monthly to verify proper operation.

The GFCI electrical protection for jetted tubs should be tested monthly to verify proper operation.

Visibility of the plumbing and electrical connections for jetted tubs is typically limited to the area immediately inside the access panel. The report observations only address the visible / readily accessible components.

INTERIOR ROOMS

ROOM COMPONENTS

Walls & Ceilings: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks
Moisture stains: ☐
Floors: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☐ Slopes
Ceiling Fans: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: Switches: ☑ Yes ☐ No Receptacles: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ ☐ Cover plates missing ☐ **Safety Hazard**

DOORS / WINDOWS / GLASS

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Needs repair
☑ Representative number of windows tested ☐ Stuck shut
☐ Cracked glass ☐ Hardware missing ☐ Defective counter-balance mechanism
Evidence of Leaking Insulated Glass: ☑ ☐ Not determinable ☐ N/A
Security Bars Present: ☐ ☐ Not tested
Safety Glazing Needed: ☑ ☑ **Safety Hazard**

FIREPLACES

☐ None Location(s): Family room
Type: ☑ Gas ☐ Wood ☐ Woodburning stove ☐ Electric ☐ Ventless
Material: ☐ Masonry ☐ Ceramic ☑ Metal (pre-fabricated) ☐ Metal insert
☐ Blower built-in Damper functional: ☐ Yes ☐ No
Damper Modified for Gas Operation: ☐ Yes ☐ No ☑ N/A ☐ Damper missing
☐ Open joints/cracks in firebrick/panels should be sealed ☐ **Recommend having flue cleaned and re-examined**
Hearth Extension Adequate: ☑ Yes ☐ No Mantle: ☑ Secure ☐ Loose ☐ N/A

STAIRWAYS / BALCONIES

☐ None
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Safety Hazard**
Handrail: ☐ Handrail/Railing/Baluster Issues
Risers/Treads: ☐ Risers/Treads uneven

SMOKE / CARBON MONOXIDE DETECTORS

Smoke Detectors: ☑ Yes ☐ No Functional: ☐ Yes ☐ No ☑ Not tested
CO Detectors: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ Not tested

GENERAL COMMENTS

Evidence of loose / squeaky subflooring was audible at some areas of the upstairs bedrooms and hallways. Loose subflooring can be re-attached to the floor joists with wood screws to eliminate squeaks.

The ceiling fan in the upstairs right rear bedroom did not respond to the remote control when tested. Needs evaluation.

The remote control for the ceiling fan in the upstairs center rear bedroom is damaged. The rotational direction of the fan cannot be reversed. Needs repair.

There was no remote control visible for the ceiling fan in the first floor family room. The ceiling fan was not tested.

Notes:

Access to the floors, walls, windows and electrical receptacles located throughout the interior of the home may be limited in some instances due to the placement of the owner's furnishings and/or belongings. The report observations only address the clearly visible and/or readily accessible areas and should not be assumed to be an exhaustive evaluation.

Cracks, nail pops, open joints, surface wear and imperfections in interior floors, walls, ceilings, cabinets and counter-tops are considered cosmetic in nature and are outside the scope of the home inspection.

Determining the existence of molds, fungi or other environmental hazards is outside the scope of the home inspection.

If there are known indications of water penetration (such as notes of water penetration on this report or on the seller's disclosure statement, or if any water stains are visible), a mold inspection or test should be considered.

The manufacturer of the interior drywall is not determined at the time of the inspection. Determining the manufacturer of drywall (i.e. "Chinese Drywall") is outside the scope of the inspection.

Only a representative number of windows are inspected for function, excessive wear and general state of repair.

Dual pane insulated glass windows are inspected for evidence of fogging, moisture condensation or discoloration between the panes due to failed window seals. Window seals may have failed but may not exhibit fogging or moisture condensation at the time of the inspection depending on the humidity, air temperature or other contributing factors. Window treatments, dirty windows, sun screens and furniture may prevent the inspector from identifying windows with failed seals. For these reasons, we cannot guarantee that we will be able to detect all failed window seals. The evaluation of insulated glass windows should not be considered to be exhaustive.

The removal of suspended ceiling tiles is outside the scope of the home inspection.

Smoke / carbon monoxide detectors should be installed at each floor of the home and at each bedroom area and should be tested monthly to verify proper operation. Batteries should be replaced every six months.

Wood burning heaters and wood stoves are outside the scope of the home inspection and are not evaluated.

Gas logs installed in fireplaces are outside the scope of the home inspection and are not evaluated.

Visibility inside chimney/fireplace flues is usually limited to the first 12-18 inches above the fireplace opening. The report observations only address the areas of the flue that are clearly visible from the fireplace opening. For a full analysis of flue conditions, have a licensed chimney professional evaluate.

Exterior entrance doors with double-keyed deadbolt locks installed that require a key to operate from inside the home present a safety issue to household occupants in the event of a fire. Consider replacing any double-keyed deadbolt locks with single keyed deadbolt locks.

ATTIC

ATTIC STRUCTURE

Access:	☐ Stairs ☐ Pulldown	☐ Scuttlehole	☑ Knee wall	☐ **No access**	
Inspected From:	☐ Access panel	☑ In the attic	☐ Other		
Location:	☐ Bedroom hall	☐ Bedroom closet	☐ Garage	☑ Other	
Flooring:	☐ Complete	☑ Partial	☐ None		
Insulation:	☑ Fiberglass	☐ Cellulose	☐ Foam	☐ Other	
	☑ Loose	☑ Batts	Depth: 9-12 inches		
	Installed In:	☐ Rafters	☑ Walls	☑ Floor	☐ Not visible
	☐ Recommend additional insulation				
Vapor Barriers:	☐ Kraft/foil faced	☐ Plastic	☑ Not visible		
Ventilation:	☑ Ventilation appears adequate		☐ Recommend additional ventilation		
Fans Exhausted To:	Attic: ☐	Outside: ☐ Yes	☐ No	☑ Not visible	
Chimney Chase:	☑ N/A	☐ Satisfactory	☐ Needs repair	☐ Not visible	
Structural Problems Observed:	☐				
Roof Structure:	☑ Rafters	☐ Trusses	☑ Collar Ties		
Sheathing:	☐ Plywood	☑ OSB	☐ Planking	☐ Rotted	☐ Moisture Staining
Firewalls:	☑ N/A	☐ Yes ☐ No	☐ Needs repair/sealing		
Electrical:	☐ Open junction boxes		☐ Handyman wiring	☐ Visible knob-and-tube wiring	

GENERAL COMMENTS

Visibility inside the attic spaces was limited due to the roof pitch, insulation and HVAC equipment / ductwork. Access to the attic spaces was primarily limited to the floored areas. The report observations only address the clearly visible and/or readily accessible attic areas.

Notes:

Satisfactory operation of power vents located in attics may not be verifiable at the time of the inspection. Power vents are typically thermostatically controlled and may not be on at the time of the inspection due to the ambient temperature in the attic.

Termite inspections and/or other pest or animal inspections are outside the scope of the home inspection. It is recommended that home buyers contact a pest / animal control company to inspect for termite activity and/or other pest / animal activity.

Determining the existence of molds, fungi or other environmental hazards is outside the scope of the home inspection.

If there are known indications of water penetration (such as notes of water penetration on this report or on the seller's disclosure statement, or if any water stains are visible), a mold inspection or test should be considered.

PLUMBING SYSTEM

WATER SERVICE Main shut-off location: Garage

Water Entry Piping: ☑ Not visible ☐ Copper ☐ Plastic ☐ **Galvanized** ☐ **Polybutylene**
Lead (other than solder joints)**:** ☐ ☐ Unknown
Visible Water Distribution Piping: ☐ Copper ☑ Plastic ☐ **Galvanized** ☐ **Polybutylene**
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
Water Flow: ☑ Adequate ☐ Marginal ☐ Poor ☑ **Water pressure over 80 psi**
☐ Corroded ☐ Leaking ☐ Valves broken/missing
☐ Dissimilar metal Cross connection: ☐
Drain/Waste/Vent Pipe: ☑ Plastic ☐ Cast iron ☐ Galvanized ☐ Copper ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: ☑ Satisfactory ☐ Slow drain
Gas Lines: ☑ Black iron ☐ Copper ☐ Brass ☐ Steel ☐ CSST
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

SANITARY PUMP ☑ N/A
Sealed Crock: ☐ Yes ☐ No Check Valve: ☐ Yes ☐ No Vented: ☐ Yes ☐ No
Functional: ☐ Yes ☐ No ☐ Not tested

WATER HEATER ☐ N/A
Brand: A.O. Smith Model #: GCV 50 100 Serial #: 4653
Type: ☑ Gas ☐ Electric ☐ Oil ☐ Other Approx. age: 14 years
Capacity: 50 gallon
Operation satisfactory: ☐Yes ☑ No ☑ Recommend qualified contractor evaluate
Relief Valve: ☐ Yes ☐ No Extension proper: ☑ Yes ☐ No ☐ Missing
Vent Pipe: ☐ N/A ☑ Satisfactory ☐ Improper pitch ☐ Rusted ☐ **Safety Hazard**

EXTERIOR HOSE BIBS ☐ None
Functional: ☑ Yes ☐ No ☐ Not tested ☐ Valve off inside home ☐ No anti-siphon valve

GENERAL COMMENTS

Discoloration was observed in water drained from the water heater. Water heaters should be drained and flushed periodically to remove sediment and to prolong the life of components.

Water is flowing from the exterior drain for the water heater's pressure relief valve at the base of the exterior wall at the left side of the home. The water pressure was tested and was found to be operating well above the acceptable limit of 80 psi at the time of the inspection (150+ psi when tested). The plumbing system's pressure reducing valve and the water heater's pressure relief valve need evaluation by a licensed plumber.

Notes:

Polybutylene plumbing pipe has a history of premature failure. A licensed plumber should evaluate any home equipped with polybutylene pipe.

Water wells, well pumps and related equipment are outside the scope of the home inspection and are not evaluated. If the home is connected to a well water system, consider having the system evaluated by a qualified company.

Septic systems are outside the scope of the home inspection and are not evaluated. If the home is connected to a septic system, consider having the septic system evaluated by a qualified septic company.

Peachtree Property Inspections makes no representation regarding the adequacy or quality of the water supply. There may be inadequate water pressure or water flow when several fixtures are operated simultaneously.

Peachtree Property Inspections makes no representation regarding the adequacy or the performance of the waste drainage system, visible or non-visible, to the sewer or septic system. These are closed systems in most cases and may not exhibit deficiencies or malfunctions at the time of the inspection.

The testing of water hammer devices (at dishwashers, washing machines, refrigerators, etc.) is outside the scope of the inspection.

Fire suppression systems installed inside homes and/or garages are outside the scope of the home inspection and are not evaluated.

Water filtration systems are outside the scope of the home inspection and are not evaluated.

Central vacuum systems are outside the scope of the home inspection and are not evaluated.

Gas lights and lanterns are outside the scope of the home inspection and are not evaluated.

Peachtree Home Inspections does not provide documentation or verification that the plumbing fixtures inside the home are low flow fixtures.

Exterior hose bibs with no anti-siphon valves installed can be retrofitted to prevent possible contamination of the interior water supply.

Swimming pools and their mechanical systems are outside the scope of the home inspection and are not evaluated.

Hot tubs and their mechanical systems are outside the scope of the home inspection and are not evaluated.

Outdoor water features are outside the scope of the home inspection and are not evaluated.

Outdoor irrigation systems are outside the scope of the home inspection and are not evaluated. It is recommended that irrigation systems be winterized during the appropriate seasons. Follow the manufacturer's instructions or contact a qualified contractor.

HEATING SYSTEM

SYSTEM COMPONENTS

Main fuel shutoff location: Outside at the gas meter

Brand:	Lennox Model #: G40UH-36A-070-14	Approximate age: 14 years Serial #: 5429
Brand:	Lennox Model #: G40UH-36A-070-14	Approximate age: 14 years Serial #: 5410
Brand:	Lennox Model #: CB26UH-024-230-1	Approximate age: 14 years Serial #: 8560

Type:	☑ Central unit	☐ Wall furnace	☐ Floor furnace		
Energy Source:	☑ Gas	☐ LP	☐ Oil	☑ Electric	☐ Other
Hot Air System:	☐ Belt drive	☑ Direct drive	☐ Gravity		
Heat Exchanger:	☑ N/A (sealed)	☑ Not accessible			
Controls:	Disconnect: ☑ Yes ☐ No	☑ Normal operating and safety controls observed			
Distribution:	☐ Metal duct	☑ Flex duct	☐ Duct board	☐ **Asbestos-like wrap**	
Flue Piping:	☑ Metal	☐ PVC	☐ Rusted	☐ Improper pitch	☐ N/A
Filter:	☑ Standard	☐ Electrostatic	☐ Missing	☐ Needs cleaning/replacement	
Operation satisfactory:	☑ Yes ☐ No	☐ **Recommend HVAC technician evaluate**			
Heat Pump:	☐ N/A	☑ Aux. Electric	☐ Aux. Gas	☐ Aux. Geothermal	
Emergency heat tested:	☐ N/A	☐ Yes	☑ No		

GENERAL COMMENTS

Notes:

Determining an HVAC system's heating and cooling supply adequacy, proper sizing/compatibility of components or distribution balance is outside the scope of the home inspection. Any concerns should be addressed with a qualified HVAC contractor.

HVAC equipment is not dismantled during the course of the home inspection.

Space heaters are outside the scope of the inspection and are not tested or evaluated.

Electronic air filters on HVAC systems are outside the scope of the home inspection and are not evaluated.

Humidifiers on HVAC systems are outside the scope of the home inspection and are not evaluated.

Condensate neutralizers on HVAC systems are outside the scope of the home inspection and are not evaluated.

Peachtree Property Inspections recommends that home buyers purchase a service contract with a qualified HVAC company covering all HVAC system components. The HVAC system should be serviced at least annually.

Determining an HVAC system's heating supply adequacy or distribution balance is outside the scope of the home inspection. Any concerns should be addressed with a qualified HVAC contractor.

COOLING SYSTEM

SYSTEM COMPONENTS

Energy Source:	☑ Electric	☐ Gas	☐ Other	
Central Air:	☑ Air cooled	☐ Water cooled	☐ Geothermal	☑ Heat pump
Operated:	☐ Yes	☑ No	☑ Not operated due to outside temperature	
Operation satisfactory:	☐ Yes	☐ No	☐ **Recommend HVAC technician evaluate**	
Refrigerant lines:	☐ Leak	☐ Damaged	☐ Insulation missing	
Through wall units(s):	☑ N/A	Operated:	☐ Yes	☐ No

EXTERIOR A/C CONDENSER / HEAT PUMP

Maximum fuse/breaker rating: 30A, XXA, 20A

Brand:	Lennox Model #: 13ACD-030-230-02	Approximate age: 14 years Serial #: 3182
Brand:	Lennox Model #:	Approximate age: 14 years Serial #:
Brand:	Lennox Model #: 13HPD018230	Approximate age: 14 years Serial #: 5451

Exterior disconnect:	☑ Yes ☐ No	☑ Normal operating and safety controls observed		
Levelly mounted:	☑ Yes ☐ No	☐ Cabinet/housing rusted	☑ Inadequate Clearance (air flow)	
Condenser Fins:	☑ Damaged	☐ Need cleaning	☐ Improperly sized fuses/breakers	
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ **Safety Issue**

GENERAL COMMENTS

The A/C systems were not operated due to the low outside temperature. Operating A/C equipment when the outside temperature is below 70 degrees at the time of the inspection or has fallen below 60 degrees within the previous 24 hours will result in inaccurate readings and can potentially cause damage to the equipment.

Shrubbery / vegetation is in close proximity to some of the exterior A/C units at the right side of the home. This can negatively impact performance. A minimum 24 inch horizontal clearance around the perimeter of the units and a minimum 48 inch vertical clearance above the tops of the units should be maintained to ensure adequate air flow.

Minor damage was observed a the cooling fins at the front exterior A/C unit at the right side of the home. Any concerns should be addressed with an HVAC contractor.

The data label at the middle exterior A/C unit at the right side of the home is damaged and is no longer readable. This unit's model number, serial number, electrical information and age could not be determined. The unit appears to be consistent in age with the other two units.

Notes:

Determining an HVAC system's heating and cooling supply adequacy, proper sizing/compatibility of components or distribution balance is outside the scope of the home inspection. Any concerns should be addressed with a qualified HVAC contractor.

HVAC equipment is not dismantled during the course of the home inspection.

Window A/C units are outside the scope of the home inspection and are not tested or evaluated.

Condensate neutralizers on HVAC systems are outside the scope of the home inspection and are not evaluated.

Peachtree Property Inspections recommends that home buyers purchase a service contract with a qualified HVAC company covering all HVAC system components. The HVAC system should be serviced at least annually.

ELECTRICAL SYSTEM

SERVICE ENTRY / EXTERIOR ELECTRICAL

☑ Underground ☐ Overhead Service drop: ☑ Satisfactory ☐ Needs service
Exterior receptacles: ☑ Yes ☐ No Functional: ☑ Yes ☐ No
GFCI protected: ☑ Yes ☐ No Functional: ☑ Yes ☑ No
Reverse polarity: ☐ Open ground: ☐
Overhead wires: ☐ Low ☐ Less than 3' from balcony/deck/window ☐ Extension cord/exposed Romex
Potential safety hazard: ☑

MAIN PANEL

Location: Garage Amperage: 200 Apparent Voltage: 120/240 ☑ Breakers ☐ Fuses
Appears Grounded: ☑ Yes ☐ No ☐ Not visible Adequate Clearance: ☐ Yes ☑ No
☑ Panel not accessible ☑ Not evaluated ☐ **Federal Pacific / Zinsco Panel**
GFCI Breakers: ☐ Yes ☑ No Functional: ☐ Yes ☐ No ☐ Not tested
AFCI Breakers: ☑ Yes ☐ No Functional: ☑ Yes ☐ No ☐ Not tested
Main Wiring: ☐ Copper ☐ Aluminum
Branch Wiring: ☐ Copper ☐ **Aluminum** ☐ Unlabeled circuits
☐ Romex ☐ Armored cable ☐ Conduit ☐ **Knob & tube**
☐ Undersized wiring / oversized breaker ☐ Multiple tapping ☑ **Safety Hazard**

SUB PANEL(S)

☑ None apparent

☐ Panel not accessible ☐ Not evaluated
Branch Wiring: ☐ Copper ☐ **Aluminum** ☐ Unlabeled circuits
Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No
☐ Undersized wiring / oversized breaker ☐ Multiple tapping ☐ **Safety Hazard**

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the home, inside the garage, and at the exterior walls were tested and found to be:

☑ Satisfactory ☐ Needs evaluation
☐ Open grounds ☐ Reverse polarity ☐ Ungrounded 3-prong receptacles
☑ GFCIs not functioning ☐ AFCIs not functioning
☐ Solid conductor aluminum branch wiring circuits
☐ **Recommend having a licensed electrician evaluate issues and make needed repairs**

GENERAL COMMENTS

The exterior electrical outlet at the rear patio did not trip when tested, indicating that it is not GFCI protected. Needs repair. Safety issue.

The exterior light fixture at the patio at the rear of the home did not come on when tested. Needs evaluation.

The cover to the electrical service panel in the garage was obstructed by the installation of shelving. The cover was not removed, and the electrical connections inside the panel were not evaluated. The shelving needs to be removed so that ready access is provided. Safety issue.

Notes:

Only a representative number of electrical receptacles, fixtures and switches are tested. Many electrical system components are not clearly visible or readily accessible and are unable to be fully inspected.

The home's electrical system components are not tested to determine or verify exact voltage.

Arc fault circuit breakers are not tested in homes that are occupied.

Low voltage electrical systems and devices (i.e. remote controls, phone systems, security systems, cable television systems, networking systems, sound systems, intercom systems, counter-top lighting, exterior lighting, etc.) are outside the scope of the home inspection and are not evaluated.

Exterior electrical receptacles and fixtures not attached to the actual structure of the home or garage (i.e. yard lights or lanterns, yard receptacles, pool lighting, pool receptacles, etc.) are outside the scope of the inspection and are not evaluated.

Non-GFCI protected electrical receptacles located at the exterior of the home can be replaced with GFCI receptacles to provide improved safety. GFCI receptacles should be tested monthly to verify proper operation.

Refrigerators and/or freezers should not be plugged into GFCI electrical outlets.

Elevators are outside the scope of the inspection and are not evaluated.

Auxiliary power generators are outside the scope of the inspection and are not evaluated.

A licensed electrician should evaluate all electrical deficiencies listed in the inspection report because he may discover additional deficiencies that were not identified during the course of the inspection.

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:
Some problems can only be discovered by living in a house. They may not be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
Some problems may have existed at the time of the inspection, but there were no clues as to their existence. Our observations are based on evidence relating to the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:
Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were likely discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **$200 problems**; it is to find the **$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:
While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability when he could just re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:
There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of being the "first man in". Consequently, it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, "I can't believe you had this house inspected and the inspector didn't find this problem." There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included or excluded in a standard home inspection.

Most contractors have no clue that this document exists, and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the scope of a standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances or conditions at the property at the time of the inspection. Homeowners seldom remember that it was snowing, that there were stored items, or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When a problem manifests itself, it is very easy to have 20/20 hindsight. Anyone can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent an entire hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists, not specialists. A heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise as well as plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination only. We don't perform invasive or destructive tests.

Not Insurance or Warranty: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy or a warranty. The premium that an insurance company or a warranty company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!

ASHI STANDARDS OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

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 are private 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 this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection.*

2.2 The inspector shall:

A. *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.

B. provide the client with a written report, using a format and medium selected by the inspector, that states:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

A. including other services or systems and components in addition to those required in Section 2.2.A.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.

B. *describe:*

1. the methods used to inspect *under-floor crawlspaces* and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The *inspector* is NOT required to:

A. provide *engineering* or architectural services or analysis.

B. offer an opinion about the adequacy of *structural systems* and *components*.

C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

D. traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect:*

1. *wall coverings,* flashing, and trim.
2. exterior doors.
3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.

4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent and entryway walkways, patios, and drive-ways.

B. *describe wall coverings.*

4.2 The *inspector* is NOT required to *inspect:*

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences, boundary walls, and similar structures.

C. geological and soil conditions.

D. *recreational facilities*.

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect:*
1. roofing materials.
2. *roof drainage systems.*
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe:*
1. roofing materials.
2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect:*

A. antennas.

B. interiors of vent *systems,* flues, and chimneys that are not *readily accessible.*

C. other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall:

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

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

6.2 The *inspector* is NOT required to:

A. *inspect:*
1. clothes washing machine connections.
2. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
3. wells, well pumps, and water storage related equipment.
4. water conditioning *systems*.
5. solar, geothermal, and other renewable energy water heating *systems*.
6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
7. septic and other sewage disposal *systems*.

B. *determine:*
1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air *components.*

C. measure water supply flow and pressure, and well water quality.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The *inspector* shall:

A. *inspect:*
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior *components* of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.

8. a *representative number* of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. *describe:*
1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The *inspector* is NOT required to:

A. *inspect:*
1. remote control devices.
2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy *systems*.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The *inspector* shall:

A. open readily openable access panels.

B. *inspect*:
1. installed heating equipment.
2. vent *systems*, flues, and chimneys.
3. distribution systems.

C. *describe:*
1. energy source(s).
2. heating *systems*.

8.2 The *inspector* is NOT required to:

A. *inspect:*
1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.
6. heat recovery and similar whole-house mechanical ventilation *systems*.

B. *determine:*
1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect:*
1. central and permanently installed cooling equipment.
2. distribution *systems.*

C. *describe:*
1. energy source(s).
2. cooling *systems.*

9.2 The *inspector* is NOT required to:

A. *inspect* electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.

D. *inspect* cooling *systems* using ground-source, water source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The *inspector* shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a *representative number* of installed cabinets.

D. a *representative number* of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by *using*

normal operating controls to activate the primary function.

10.2 The *inspector* is NOT required to *inspect:*

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

E. central vacuum systems.

F. *recreational facilities.*

G. *installed* and free-standing kitchen and laundry
appliances not listed in Section 10.1.F.

H. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust systems.
4. clothes dryer exhaust *systems*.

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

11.2 The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect:*
1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1
and .2.

12.2 The *inspector* is NOT required to:

A. *inspect:*
1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air *components* and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located
outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:
1. are not *technically exhaustive*.
2. are not required to identify and to report:
   a. concealed conditions, latent defects, consequential damages, and
   b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached or detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting statutes which license

professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home *inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.
8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electro-magnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The inspector is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to normal operating controls.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The inspector is NOT required to enter:

1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The inspector is NOT required to inspect:

1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed*.
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The inspector is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

Photos – Please refer to the summary section of the report.

Moisture damage to exterior surface of master bath window.

Shrubbery in close proximity to exterior structure.

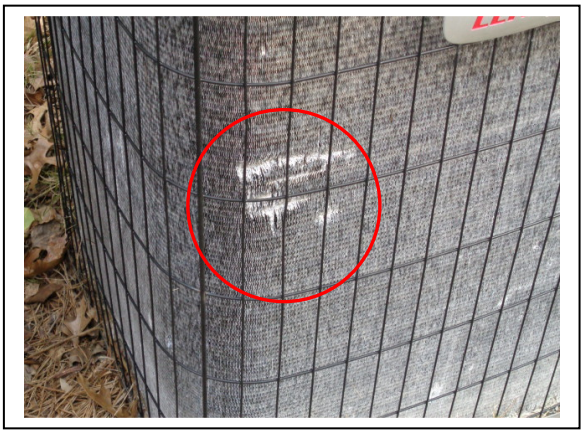
Water flowing from pressure relief drain at left side of home.

Moisture damage to exterior trim above garage door opening.

Tree limbs in close proximity to exterior structure.

Possible moisture damage to exterior front window surfaces.

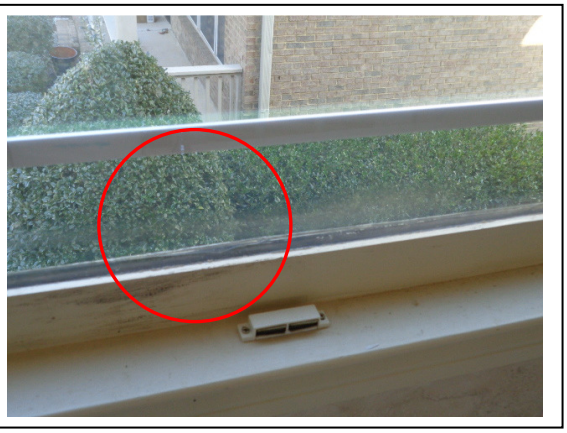
Possible moisture damage to exterior trim above front porch.



Damaged cooling fins at front exterior A/C unit.

Shrubbery in close contact at rear exterior A/C unit.

Moisture damage to exterior door trim at rear of home.



Window above tub in master bath contains fogged glass.

Gas pipe at upstairs laundry room is missing cap.