

# *Trademark Home Inspection*

## Property Inspection Report



1769 Drew Dr, Atlanta, GA 30318  
Inspection prepared for: Paul Giobetti and Caitlin Dunn  
Real Estate Agent: Tara Locke - KW Atlanta Partners - South Forsyth

Date of Inspection: 2/3/2020 Time: 9:00 AM  
Age of Home: 2006 Size: 3626  
Order ID: 11644

Inspector: Brian Hammond  
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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Bathroom</b>		
Page 11 Item: 18	Window Condition	• Fog/condensation observed in master thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.
<b>Kitchen</b>		
Page 14 Item: 10	Window Condition	• Fog/condensation observed in kitchen thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Page 15 Item: 15	GFCI	• <b>GFCI</b> outlets did not trip in kitchen. Recommend licensed electrician to evaluate kitchen GFCI and repair as necessary.
<b>Heat/AC</b>		
Page 19 Item: 5	Gas Valves	• Improper gas line and drip leg noted on attic furnace. Trash and sediment in gas line is bypassing drip leg and routing into unit. Recommend licensed contractor to evaluate and properly route gas line and drip leg.
<b>Exterior Areas</b>		
Page 31 Item: 3	Siding Condition	• Minor water damage noted on wood rim band on right side of front porch. Recommend licensed contractor to evaluate wood band and seal or replace wood as necessary.
<b>Grounds</b>		
Page 33 Item: 4	Gate Condition	• Broken gate noted on right side of house. Recommend licensed contractor to evaluate and repair gate as necessary.
Page 34 Item: 5	Deck Condition	• Settlement noted on outer rim band of deck because steel I-Beam is not located in middle to outer section.

## **INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## Inspection Details

### 1. Attendance

In Attendance: Client present • Buyer Agent present • Seller present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Bar

Observations:

- The bar area appears functional at the time of inspection.

### 2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

### 3. Closets

Observations:

- The closet is in good condition.

### 4. Door Bell

Observations:

- Operated normally when tested.

### 5. Doors

Observations:

- Interior doors are in good condition.

### 6. Electrical

Observations:

- Electrical outlets were randomly tested in each room. Light fixtures and switches were tested. Interior electrical is in good condition at time of inspection.

### 7. Smoke Detectors

Observations:

- Smoke detector in Up and down hallway was tested and worked properly.

### 8. Stairs & Handrail

Observations:

- Interior stairs and railings are in good condition.

### 9. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Interior area drywall ceiling is in good condition.

### 10. Wall Condition

Materials: Drywall walls noted.

Observations:

- Interior drywall is in good condition with minor cosmetic issues noted.

### 11. Fireplace

Materials: Living Room

Observations:

- Gas fireplace with electric starter noted. Fireplace and hot box are in good condition.



Gas fireplace with electric starter noted. Fireplace and hot box are in good condition.

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### 12. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- Interior windows were inspected and all windows opened and closed properly and no water intrusion was noted.

### 13. Floor Condition

Flooring Types: Carpet is noted. • Hardwood flooring is noted.

Observations:

- Interior flooring is in good condition.

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Locations

Locations: Master#1 • Upstairs # 2 • Upstairs # 3 • Upstairs # 4

### 2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

### 3. Closets

Observations:

- The closet is in good condition.

### 4. Doors

Observations:

- Bedroom doors are in good condition.

### 5. Electrical

Observations:

- Bedroom electrical outlets and fixtures are in good condition.

### 6. Fireplace

Observations:

- No Fireplace noted in bedrooms.

### 7. Smoke Detectors

Observations:

- No smoke detectors noted in bedrooms. Detectors are noted in hallways. See Interior Section.

### 8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Bedroom drywall is noted in good condition.

### 9. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- Bedroom windows were inspected and opened and closed properly with no water penetration present.
- Fog/condensation observed in upstairs thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.



Fog/condensation observed in upstairs thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

## 10. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Bedroom drywall ceiling is in good condition.

## 11. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Bedroom flooring was inspected and is in good condition.



## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Locations

Locations: Master Bathroom • Basement Bathroom • Upstairs bathroom • Half bathroom

### 2. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Bathroom ceiling is in good condition with no settlement or water intrusion noted.

### 4. Counters

Observations:

- Cultured marble counter tops noted.

### 5. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### 6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

### 7. GFCI

Observations:

- **GFCI** tested and functioned properly.

### 8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

### 9. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- Bathroom floors were inspected and noted in good condition.

### 10. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 11. Mirrors

Observations:

- Bathroom mirrors were inspected and are secure and in good condition.

### 12. Plumbing

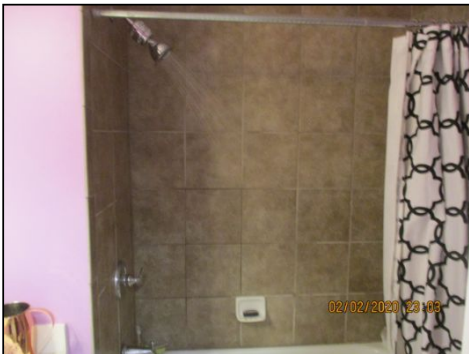
Observations:

- Bathroom plumbing pipes were inspected and no leaks were noted at time of inspection.

### 13. Shower Walls

Observations:

- Ceramic tile noted.
- Bathroom shower walls were inspected and in good condition.



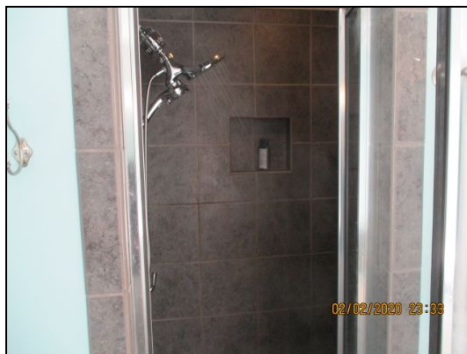
Basement Shower



Recommend securing loose plumbing valve and faucet in basement shower to prevent leaks.



J&J Shower



Master Shower

### 14. Bath Tubs

Observations:

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition.



Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition.

### 15. Enclosure

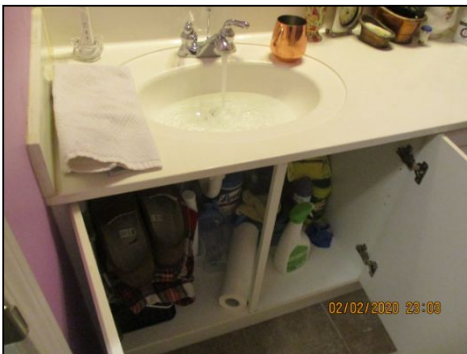
Observations:

- The shower enclosure is in good condition.

### 16. Sinks

Observations:

- Bathroom sinks were filled and checked for cracks. No leaks noted in sinks at time of inspection.



Basement Sink



J&J Sinks



Master Sink



Master Sink

### 17. Toilets

Observations:

- Bemis 1.6 gallon toilets noted. Observed as functional and in good visual condition.

## 18. Window Condition

Materials: Wood framed single hung window noted. • Wood framed fixed window noted.

Observations:

• *Fog/condensation observed in master thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.*



Fog/condensation observed in master thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 2. Counters

Observations:

- Granite tops noted.

## 3. Dishwasher

Observations:

- Bosch dishwasher noted. Operated properly when tested.



Bosch dishwasher noted. Operated properly when tested.

## 4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

## 5. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

## 6. Microwave

Observations:

- Whirlpool brand noted. Operated properly at time of inspection.
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Whirlpool brand noted. Operated properly at time of inspection.

## 7. Cook top condition

Observations:

- Samsung Gas cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

## 8. Oven & Range

Observations:

- Oven: Electric radiant heating coils or infrared halogen.
- All heating elements operated when tested.

## 9. Sinks

Observations:

- Double stainless steel sink noted.



Double stainless steel sink noted.



## 10. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- *Fog/condensation observed in kitchen thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.*



Fog/condensation observed in kitchen thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

## 11. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

- Kitchen flooring was inspected and is in good condition.

## 12. Plumbing

Observations:

- Kitchen plumbing pipes were inspected and no leaks were noted at time of inspection.



Kitchen plumbing pipes were inspected and no leaks were noted at time of inspection.

## 13. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Kitchen ceiling is in good condition.

## 14. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

## 15. GFCI

Observations:

- *GFCI outlets did not trip in kitchen. Recommend licensed electrician to evaluate kitchen GFCI and repair as necessary.*



GFCI outlets did not trip in kitchen. Recommend licensed electrician to evaluate kitchen GFCI and repair as necessary.

## 16. Wall Condition

Materials: Drywall walls noted.

Observations:

- *Kitchen drywall is in good condition.*



## Laundry

### 1. Locations

Locations: Upstairs hall

### 2. Cabinets

Observations:

- No laundry cabinets noted.

### 3. Counters

Observations:

- No Laundry counter tops noted.

### 4. Dryer Vent

Observations:

- The dryer vent appears clean and in good condition.



The dryer vent appears clean and in good condition.

### 5. Electrical

Observations:

- Laundry electrical outlets and fixtures are in good condition.
- Four Prong dryer outlets noted.

### 6. GFCI

Observations:

- GFCI tested and functioned properly

### 7. Gas Valves

Observations:

- No gas present.

### 8. Wash Basin

Observations:

- No laundry sink noted.

### 9. Floor Condition

Observations:

- Laundry floor is in good condition.

## 10. Plumbing

Observations:

- Laundry plumbing valves were inspected and no leaks noted at time of inspection.

## 11. Wall Condition

Materials: Drywall walls noted.

Observations:

- Laundry drywall is in good condition.



Laundry View

## 12. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Laundry ceiling is in good condition.

## 13. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Condition

Materials: The furnace is located in the attic • The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Ducane 2006 gas furnace noted in basement. Unit is nearing the end of its useful life. Recommend licensed HVAC contractor to service unit. Be prepared to replace unit in next few years.
- Rheem 2015 gas furnace noted in attic.



Ducane 2006 gas furnace noted in basement. Unit is nearing the end of its useful life. Recommend licensed HVAC contractor to service unit. Be prepared to replace unit in next few years.



Rheem 2015 gas furnace noted in attic.

### 2. Heater Base

Observations:

- Drip pan noted for heater base.

### 3. Enclosure

Observations:

- HVAC enclosure is in good condition at time of inspection.

### 4. Venting

Observations:

- Metal double wall chimney vent pipe noted.
- Vent pipe goes from unit through roof.

### 5. Gas Valves

Observations:

- Gas shut off valves were present and functional on basement unit.
- *Improper gas line and drip leg noted on attic furnace. Trash and sediment in gas line is bypassing drip leg and routing into unit. Recommend licensed contractor to evaluate and properly route gas line and drip leg.*



Improper gas line and drip leg noted on attic furnace. Trash and sediment in gas line is bypassing drip leg and routing into unit. Recommend licensed contractor to evaluate and properly route gas line and drip leg.

### 6. Refrigerant Lines

Observations:

- Refrigerant lines are insulated and in good condition on outside compressors.

### 7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Rheem 2015, 3 Ton AC compressor noted.
- Goodman 2013, 2.5 Ton AC compressor noted.



Rheem 2015, 3 Ton AC compressor noted.



Goodman 2013, 2.5 Ton AC compressor noted.



Rheem 2015, 3 Ton AC compressor noted.



Goodman 2013, 2.5 Ton AC compressor noted.

## 8. Air Supply

### Observations:

- The return air supply system appears to be functional. There is a 15-17 degree differential between return air supply and Heat from registers. This is more than adequate to heat the home. If temperatures should adjust either way have a qualified HVAC technician to evaluate the system.
- Inspector did not test AC system because temperature was below 65 degrees. Running AC during cold temperatures can damage condenser. Recommend HVAC company to evaluate and service system before spring time.



The return air supply system appears to be functional. There is a 15-17 degree differential between return air supply and Heat from registers. This is more than adequate to heat the home. If temperatures should adjust either way have a qualified HVAC technician to evaluate the system.

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## 9. Registers

### Observations:

- The return air supply system appears to be functional and all HVAC registers are in good working condition.

## 10. Filters

Location: Located inside heater cabinet.

### Observations:

- Filters are in good condition. Size is 16x25x1.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

## 11. Thermostats

### Observations:

- Digital - programmable type.
- Functional at the time of inspection.



Functional at the time of inspection.



# Water Heater

## 1. Base

Observations:

- The water heater base is noted in good condition.

## 2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

## 3. Combustion

Observations:

- The combustion chamber appears to in functional condition.

## 4. Venting

Observations:

- The vent pipe extends through the roof.

## 5. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Rheem 2005 gas water heater noted. Unit is nearing the end of its useful life. Recommend licensed contractor to service unit. Be prepared to replace unit in next few years.



Rheem 2005 gas water heater noted. Unit is nearing the end of its useful life. Recommend licensed contractor to service unit. Be prepared to replace unit in next few years.

Rheem 2005 gas water heater noted. Unit is nearing the end of its useful life. Recommend licensed contractor to service unit. Be prepared to replace unit in next few years.

## 6. TPRV

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC).



A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC).

## 7. Number Of Gallons

Observations:

- 50 gallons

## 8. Gas Valve

Observations:

- Gas valve present and functional.

## 9. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping. **Expansion tank** noted to help relieve pressure coming from inside main tank.



No deficiencies observed at the visible portions of the supply piping. Expansion tank noted to help relieve pressure coming from inside main tank.

## 10. Overflow Condition

Materials: Copper

Observations:

- Appears to be in satisfactory condition. Overflow line extends to exterior of house.



# Garage

## 1. Walls

Observations:

- Many areas of garage walls could not be seen or inspected.



Many areas of garage walls could not be seen or inspected.

## 2. Anchor Bolts

Observations:

- The anchor bolts were not visible.

## 3. Floor Condition

Materials: Concrete Floor noted.

Observations:

- Many areas of garage floor could not be seen or inspected.

## 4. Rafters & Ceiling

Observations:

- Garage ceiling is in good condition.

## 5. Electrical

Observations:

- Garage electrical is in good condition with GFCI present and working.

## 6. Exterior Door

Observations:

- No other doors noted in garage area.

## 7. Fire Door

Observations:

- Fire rated door is in place and in good condition.

## 8. Garage Door Condition

Materials: One 16' upgraded insulated steel door

Observations:

- Garage door is in good condition.



Garage door is in good condition.

## 9. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

## 10. Garage Opener Status

Observations:

- Liftmaster 1/3HP chain drive opener noted.



Liftmaster 1/3HP chain drive opener noted.

## 11. Garage Door's Reverse Status

Observations:

- Garage vehicle door auto-reverse is operable.
- Eye beam system present and operating.
- Garage door pressure reverse is set correctly at around 5 lbs of pressure to activate.



Eye beam system present and operating.

## 12. Ventilation

Observations:

- Garage ventilation is in good condition.

## 13. Vent Screens

# Electrical

## 1. Electrical Panel

Location: Main Location: • Panel box located in basement.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

## 2. Main Amp Breaker

Observations:

- 200 amp main breaker noted outside next to meter.

## 3. Breakers in off position

Observations:

- No breakers in off position and there is plenty of space to add future breakers if desired.

## 4. Cable Feeds

Observations:

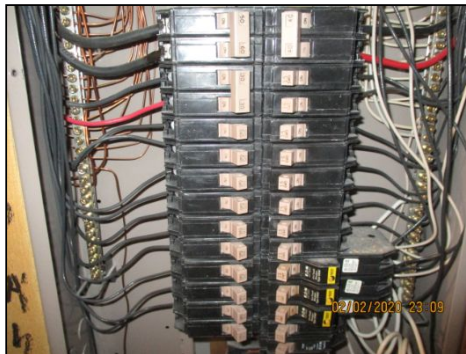
- There is an underground service lateral noted.

## 5. Breakers

Materials: Copper armor sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.

## 6. Fuses

Observations:

- No fuses noted.

# Roof

## 1. Roof Condition

Materials: Asphalt shingles noted.

Observations:

- Roof is in good condition. No hail or wind damage noted and shingles are in good shape.

Recommend roofing contractor to evaluate roof further and repair any damage as necessary.

## 2. Flashing

Observations:

- Flashing is present where needed and in good condition.

## 3. Chimney

Observations:

- No Chimney Noted on House.

## 4. Sky Lights

Observations:

- No exterior Sky Lights noted on this home.

## 5. Vent Caps

Observations:

- Vent caps are in good condition.

## 6. Gutter

Observations:

- Gutters are clean and in good condition and all downspouts are in place and operable.

## Attic

### 1. Access

Observations:

- **\*\*Location of access\*\***
- Pull Down Ladder located in:
- Access at hallway ceiling.

### 2. Structure

Observations:

- Engineered Trusses noted in good condition.



Engineered Trusses noted in good condition.



Engineered Trusses noted in good condition.

### 3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

### 4. Vent Screens

Observations:

- Vent screens noted as functional.

### 5. Duct Work

Obse

- HVAC ductwork in attic is in good condition at time of inspection.

### 6. Electrical

Observations:

- Attic electrical is in good condition with no concerns noted.

### 7. Attic Plumbing

Observations:

- PVC plumbing vent pipe appeared functional, at time of inspection.

### 8. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Attic insulation is in the 10-12 inch range and adequate to provide a proper R-30 rating.



Attic insulation is in the 10-12 inch range and adequate to provide a proper R-30 rating.



Attic insulation is in the 10-12 inch range and adequate to provide a proper R-30 rating.

## 9. Exhaust Vent

Observations:

- No venting exhausted in attic space. All vent went through roof to outside.

## Exterior Areas

### 1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

### 2. Window Condition

Observations:

- Wood windows and components are in good condition at time of inspection.

### 3. Siding Condition

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.
- *Minor water damage noted on wood rim band on right side of front porch. Recommend licensed contractor to evaluate wood band and seal or replace wood as necessary.*



Minor water damage noted on wood rim band on right side of front porch. Recommend licensed contractor to evaluate wood band and seal or replace wood as necessary.

### 4. Eaves & Facia

Observations:

- Soffits and eaves are in good condition.
- Facia boards are in good condition.

### 5. Exterior Paint

Observations:

- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

### 6. Stucco

Observations:

- No Stucco noted on this home.



## Foundation

### 1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

### 2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

### 3. Foundation Walls

Observations:

- No Foundation Walls Noted.

### 4. Cripple Walls

Observations:

- No Cripple Walls Noted.

### 5. Anchor Bolts

Observations:

- The anchor bolts were not visible.

### 6. Sump Pump

Observations:

- No Sump Pump noted in house.

## Grounds

### 1. Driveway and Walkway Condition

Materials Concrete driveway noted. • Concrete sidewalk noted.

- Driveway in good shape for age and wear. Small settlement cracks noted.



Driveway in good shape for age and wear. Small settlement cracks noted.

### 2. Grading

Observations:

- The exterior drainage is generally away from foundation.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

### 3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

### 4. Gate Condition

Observations:

- Driveway gate is in good condition with missing slats noted.
- *Broken gate noted on right side of house. Recommend licensed contractor to evaluate and repair gate as necessary.*



Driveway gate is in good condition with missing slats noted.



Broken gate noted on right side of house. Recommend licensed contractor to evaluate and repair gate as necessary.

## 5. Deck Condition

Observations:

- Lag bolts and flashing is present.
- When deck was built code did not permit for joist hangers to be used as supports. Recommend decking company to install joist hangers instead of 1x2 rail that is supporting deck joists.
- *Settlement noted on outer rim band of deck because steel I-Beam is not located in middle to outer section.*



When deck was built code did not permit for joist hangers to be used as supports. Recommend decking company to install joist hangers instead of 1x2 rail that is supporting deck joists.



Settlement noted on outer rim band of deck because steel I-Beam is not located in middle to outer section.

## 6. Stairs & Handrail

Observations:

- Stairs and handrails are in good condition.



Stairs and handrails are in good condition.



Stairs and handrails are in good condition.

## 7. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

## 8. GFCI

Observations:

- GFCI receptacles are in good condition.

## 9. Main Gas Valve Condition

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

## 10. Plumbing

Materials: PVC piping noted.

Observations:

- All PVC plumbing lines to exterior of house are in good condition at time of inspection.

## 11. Water Pressure

Observations:

- 60 PSI noted on water heater. 40-80 PSI is average.

## 12. Pressure Regulator

Observations:

- Pressure regulator noted in main water line in basement.



Pressure regulator noted in main water line in basement.

## 13. Exterior Faucet Condition

Observations:

- Exterior faucets are in good condition.

## 14. Rear Patio

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Decking boards are secured.

## 15. Front Patio/Porch

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

## 16. Fence Condition

Observations:

- Fence appears to be in good condition.

## Basement/Crawlspace

### 1. Walls

Materials: **\*\*BASEMENT\*\*** • Fully finished basement.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

### 2. Insulation

Observations:

- Basement insulation could not be seen.

### 3. Windows

Materials: Wood framed single hung window noted.

Observations:

- Basement windows are in good condition at time of inspection.

### 4. Plumbing Materials

Materials: **\*\*WASTE\*\*** • Appears Functional.

Observations:

- Basement plumbing lines and fittings are inspected and in good condition with no leaks at time of inspection.

### 5. Basement Electric

Observations:

- Basement electrical outlets, lights and fixtures were tested and in good condition at time of inspection.

### 6. GFCI

Observations:

- GFCI in place and tested operational.

### 7. Access

### 8. Stairs

Observations:

- Basement stairs are in good condition.

### 9. Railings

Observations:

- Basement handrail/guardrail is noted and in good condition.

### 10. Slab Floor

### 11. Finished Floor

Observations:

- Tile noted in basement and is in good condition.

## 12. Framing

Observations:

- Basement framing was inspected and walls and ceiling joists are in good condition.

## 13. Subfloor

Observations:

- Not fully visible for inspection due to lack of access.

## 14. Basement/Crawlspace Ductwork

Observations:

- Basement ductwork is only visible in certain areas but ductwork is in good condition where it can be seen.



## Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves