

Inspection Report

Mike Streitl

**Property Address:
5452 Chanel Ct
Dunwoody Ga 30338**



Inspector: Brandon Williams

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Date: 1/29/2020	Time:	Report ID: 79075
Property: 5452 Chanel Ct Dunwoody Ga 30338	Customer: Mike Streitel	Real Estate Professional: Mary Morrison Harry Norman Realtors

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INSPECTED: The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

NOT INSPECTED: The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

REPAIR/REPLACE: The item is in need of repairs, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: The item is not present in this home.

In Attendance:

Agent

Approximate age of building:

Over 40 years

Temperature:

Below 60

Weather:

Cloudy

Inspector:

Brandon Williams

Summary

Customer
Mike Streitel

Address
5452 Chanel Ct
Dunwoody Ga 30338

All complete RIA home inspections come with these FREE services to protect your investment: 5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek on appliances for life. Click [HERE](#) to find out more. Applies to home buyers only.

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This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click [HERE](#) for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

1. Exterior



1.2 DOORS

Inspected, Repair or Replace

-  (2) Minor rot damage on the lower part(s) of the front and rear deck door. Repair or replace damaged wood. See photo(s). This is a common area for damage and will need to be maintained. Fill repairs will not be long lasting.


1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Inspected, Repair or Replace

-  (1) Negative slope towards/along the foundation at front right corner, both rear corners, and under the rear deck. These areas do not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.
-  (4) The garden area formed by the front wall of the house, and the side walk from the driveway to the front landing, may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement.


1.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

-  Water damage, fill repairs, and chewed rodent entry found on soffit and fascia trim in several areas. See photos for examples. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.

1.7 EXTERIOR TRIM

Inspected, Repair or Replace

-  Rot damage found on exterior wood trim in a few areas around the home. See photos below for examples of these locations. It should be understood that more minor water damage may be present on other trim around the house.

This is very common and more should be expected in the future. If water damage occurred in the past, it will occur again in the future. Have contractor evaluate all trim and have all water damaged trim replaced or repaired.

2. Garage

2.1 GARAGE WALLS

Inspected, Repair or Replace

- 🔧 (2) Minor water damage on lower parts of wall between the garage door openings. Have damaged wood replaced. This was likely caused by rain water entry.

3. Structural Components

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace

- 🔧 (2) Signs of minor mold or suspected mold growth is present on the floor system overhead in basement and crawlspace in several areas. The underlying cause of mold problems is normally moisture or high humidity. A visual inspection cannot determine the extent of the mold problem or if any health hazards exist. Mold testing can be completed if desired. Resolve all mold concerns prior to closing. Please click [HERE](#) for more information on mold testing.

4. Roofing

4.0 ROOF COVERINGS

Inspected, Repair or Replace

- 🔧 (1) Shingles on the roof are the 3 tab type with a life expectancy of about 15-20 years (depending on conditions) and the shingles are showing signs of age and wear. Some shingles have lost granules and some shingle mats are getting brittle. As the roof continues to age, it may begin to leak.

Missing shingle found on the front of the garage level roof near the gutter line, and there were some damaged shingles and hole found in the rear garage roof over the rear gable vent. See photos. Have roofer evaluate all of roof and repair/replace as needed

- 🔧 (2) Cricket recommended on the roof, on the high side of the chimney. A cricket is a roof shaped diverter that will direct the flow of roof run off away from the chimney. They were not required on older homes, but can be retro-fitted. See photos.

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS






Inspected, Repair or Replace

- 🔧 (2) Secure lifted boot flashing on roof surface. Have nails driven down and seal over nail heads.
- 🔧 (3) Seal all exposed nail heads with tar or other type of sealant on the roof vents and exposed nail heads on the boot flashing. This will help prevent leaks.
- 🔧 (4) Rust is developing on the cap on the top of the chimney. It will soon need to be replaced, but it does not appear to be leaking now.
- 🔧 (5) Replace the rusted out caps on the roof for the furnaces. Condition of pipe in the concealed parts of the interior is not known. See photos.

4.3 GUTTERS & DOWNSPOUTS


Inspected, Repair or Replace

- 🔧 (1) Have owner point out location of the outlets of the buried down spout extensions and yard drains. They should come to daylight and the ends were not found.
- 🔧 (2) Gutter shown in photo needs more slope towards the down spout to ensure adequate roof drainage.

-  (3) Rear bay window gutter rusting out and need to be replaced in the near future. Gutters usually last about as long as a roof if they are kept clean.
-  (4) The tops of the gutter guards and roof valleys are full of debris in areas and needs to be cleaned.
-  (6) Several leaks found in gutters at the seams. Seams need to be sealed to prevent further leaks. See photos for examples.
-  (7) Re-attach loose down spout extension at front of home to down spout to ensure that roof run off flows away from house.
-  (8) Gutter spike has been installed through the bottom of the gutter at the rear right corner of the home. See photo. This can allow gutters to leak in this area. Have gutter contractor evaluate and repair/replace

4.4 WATER ENTRY IN ROOF

Inspected, Repair or Replace




-  Several areas of stains and minor damage were found in the roof decking in the upper level attic. Some of the stains were reading elevated to high levels of moisture when tested with a moisture meter, indicating active roof leaks. Due to low clearance in the eaves not all stains were accessible to determine if active or previous roof leaks. See photos for examples.

Roofer will need to repair as soon as possible. Roofer should (and likely will) evaluate the rest of the roof because it is not uncommon that other leaks are present that were not revealed during the conditions present during this inspection. It has to be assumed that the roof will likely leak again as it continues to age

5. Insulation and Ventilation


5.0 INSULATION IN ATTIC

Inspected, Repair or Replace

-  (2) Install missing baffles at all soffit vents in the attic to prevent insulation from covering the vents in the eaves.
-  (3) Attic steps have had screws and nails come loose over time and poor repairs have been made in response. It is recommended to have a qualified contractor evaluate and make all repairs as needed to put attic steps in a safe condition
-  (4) Some areas of insulation in lower level attic has been soiled by rodents. It is recommended that it be removed and replaced with an amount equal to R-30 after the rodent entry issue has been resolved

5.4 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Inspected, Repair or Replace


-  (1) Lint build up was noted at the dryer exhaust outlet, and it is recommended that the lint be removed around the outlet so that the damper can fully open. It is also recommended that the dryer duct (which is not visible) be cleaned out as much as possible to ensure adequate exhaust flow.

Dryer vent is the louvered door type, this is not a recommended type of vent for dryers. They are conducive to lint build up. Recommend replacing with a vent hood, and do not install screening underneath.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  (1) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or

hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

- 🔧 (2) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Attic unit is a 2002 model, and the basement unit furnace is a 1993.
- 🔧 (3) The basement level furnace was running when first turned onto heat mode. But after removing cabinet doors to inspect interior of furnace unit, the blower door switch was found to be defective and would not shut off the unit. Upon reaching desired heat temp in home the unit turned off, but would not fire again when temperature on thermostat was increased to try and test temperatures. Have hvac tech evaluate and make any repairs as needed

6.2 DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

- 🔧 (2) One of the ducts in the rear of the attic is disconnected from its supply vent, and is venting conditioned air into the attic space. Have hvac tech evaluate and repair.

There are also gaps felt in the plenum allowing conditioned air to escape into the attic space as well. HAVe hvac tech evaluate and repairs

- 🔧 (3) The debris seen in the vents and ductwork indicates the need for cleaning the ductwork in the home

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

- 🔧 Rust and corrosion noted on the gas exhaust vent pipe in the basement. Have an hvac tech evaluate and repair/replace as needed

6.6 GAS/LP FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

- 🔧 (2) The flue liner pieces appear to have shifted in areas as they travel up the chimney chase. It is recommended to have a chimney sweep evaluate the fireplace prior to use and make any repairs as needed

6.7 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

- 🔧 (1) Seal the holes in the evaporator coils where the A/C lines enter the unit in the attic.
- 🔧 (2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. The Goodman unit is a 1999 model and the Comfortmaker unit is a 2003 model

These two older A/c units use the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.


- 🔧 (3) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.
- 🔧 (4) Basement level a/c unit would not run at time of inspection. Have hvac tech evaluate and make all repairs as needed.

7. Electrical System

7.2 PANEL BOX & SUB-PANEL


Inspected, Repair or Replace

- 🔧 (2) See photo of wiring entering main panel box without the use of a bushing or retainer. Standard wiring practice calls for a bushing or retainer to be installed where the cable enters the box.
- 🔧 (3) Wrong type of screws are used to attach panel cover to box. They should be blunt tipped screws.

-  (4) There are multiple wires per hole in the terminal bars in the main panel. It is recommended that the wires be spread out so that one wire is utilized per hole. Have electrician evaluate and correct as needed.

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING


Inspected, Repair or Replace

-  Cover needed on the open junction boxes in the garage attic area. Covers are used to control sparking. See photo(s) for location(s) and have electrician correct,

8. Plumbing System


8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Inspected, Repair or Replace

-  Have plumber check pressure reducing valve and adjust/replace as needed. Pressure was over 95-100 psi when tested at the rear and left side hose bibbs. High water pressure can have an adverse affect on plumbing fixtures, dishwashers, water heaters, washing machines, ect... Maximum pressure is typically 80 psi.

8.2 TUBS,SINKS, TOILETS & SHOWER STALLS



Inspected, Repair or Replace

-  (2) Touch up grouting needed between tiles in bathroom shower stalls. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.

9. Interiors


9.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  (1) The Low-E thermal coating has failed on several windows in the home, see photos for examples. This does not mean that the window has failed, but will not insulate or reflect sun as well. Replace as needed.
-  (2) Replace all fogged glass in house that are pictured in photos. The seal between the panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows.

9.8 PESTS


Inspected, Repair or Replace

-  There is evidence of rodent activity in the attic as noted by tunnels in the insulation, nesting, chewed entry, rodent droppings, and what appear to be raccoon droppings in the lower level attic. A wildlife company should be consulted to determine if the activity is past or present and to repair all possible entry points to the attic and the entire home See photos for examples

10. Built-In Kitchen Appliances


10.2 VENT HOOD/DOWN DRAFT

Inspected, Repair or Replace

-  The vent hood over the stove top is venting into the attic instead of the exterior of the home. Have corrected


10.3 GARBAGE DISPOSAL

Inspected, Repair or Replace

-  Clear debris from inside the garbage disposal.

10.5 REFRIGERATOR

Inspected, Repair or Replace

-  The ice maker on the refrigerator was not functional at the time of the inspection. Have this condition corrected.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brandon Williams

1. Exterior

Styles & Materials

Siding Material:

Cement-Fiber

Brick veneer

Items

1.0 EXTERIOR ELEVATION PHOTOS

Comments: Inspected

These are photos of the home taken from different angles and are not intended to show any defects.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 EXTERIOR SIDING

Comments: Inspected

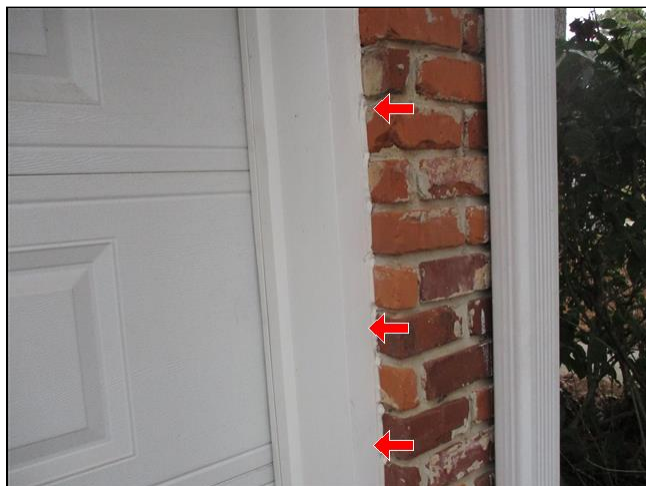
(1) The following items are considered to be part of general maintenance around the home and should be performed every few years as needed:

Seal all vent caps to exterior siding to prevent leaks into wall cavities. See photo (s).

Seal around all plumbing entries into siding to prevent water entry into wall cavities.

Seal vertical gaps between brick veneer and lap siding. See photos for examples. This will help prevent any possible water leaks into the wall cavity behind siding.

Seal the light fixtures to the brick veneer and lap siding around the house to prevent water entry into the wall cavity and fixture box.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

(2) Recommend painting rusting metal lintels over the doors and windows around the home with a metal protective paint

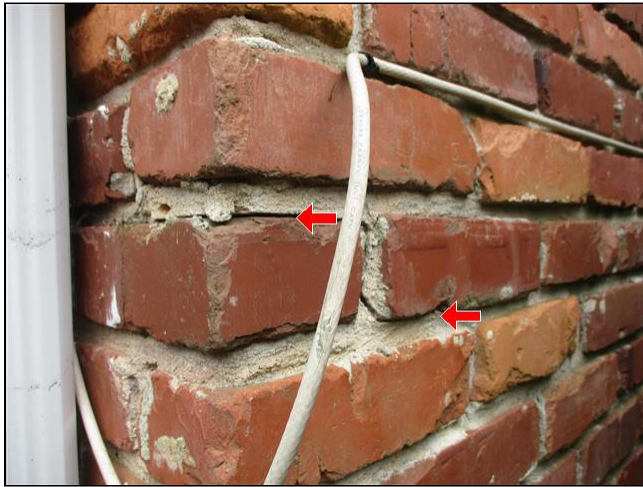


1.1 Item 8(Picture)



1.1 Item 9(Picture)

(3) Small step cracks found in the brick veneer in a few areas. Cracks are not wide enough to be considered a structural concern and are due to settlement. It cannot be determined if crack will continue to progress, but due to the age of the house, it is likely movement is complete. Have patched as needed.



1.1 Item 10(Picture)

1.2 DOORS

Comments: Inspected, Repair or Replace

(1) Seal the gaps between the metal threshold, lower parts of side jams, and the lap siding at the bottom of the exterior doors. This is part of general maintenance and should be performed every few years as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

🔧 (2) Minor rot damage on the lower part(s) of the front and rear deck door. Repair or replace damaged wood. See photo(s). This is a common area for damage and will need to be maintained. Fill repairs will not be long lasting.



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

(3) Minor animal damage found at the trim on the rear double deck door. Have repaired.



1.2 Item 7(Picture)

(4) Rear double door threshold and the sliding screen threshold create a valley that will hold water and can encourage water entry and damage



1.2 Item 8(Picture)

(5) Replace damaged weather stripping at rear deck door

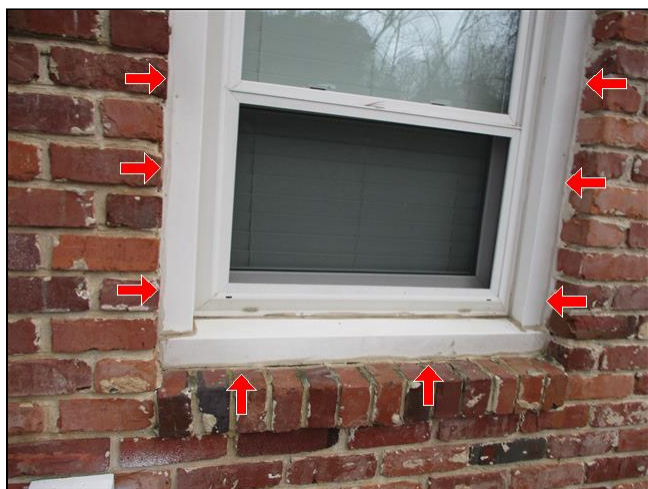


1.2 Item 9(Picture)

1.3 WINDOWS

Comments: Inspected

As part of general maintenance it is recommended to seal the exterior trim around windows to the brick veneer to prevent any possible water or air leaks.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected

(1) No metal flashing could be seen between the rear deck and the rear wall. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.



1.4 Item 1(Picture)

(2) Guard rails on rear deck are loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails. See photo for location.



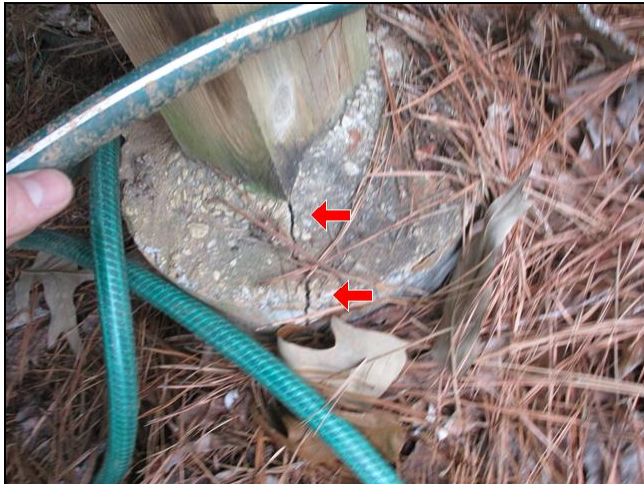
1.4 Item 2(Picture)

(3) Benches on rear deck guardrails could be a hazard for small children. Use supervision when small kids are present.



1.4 Item 3(Picture)

(4) Cement footers for deck posts are cracking in areas, likely due to settlement. Have patched to prevent water entry and damage to the deck post.

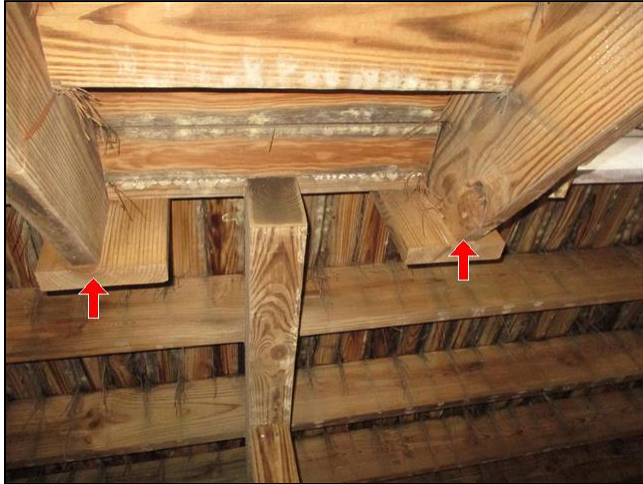


1.4 Item 4(Picture)



1.4 Item 5(Picture)

(5) Better support (hanger brackets or ledger strip) needed under top of rear deck stringers where they connect to the deck rim joist. See photo. This will help ensure a stronger connection.



1.4 Item 6(Picture)

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected, Repair or Replace

🐿️ (1) Negative slope towards/along the foundation at front right corner, both rear corners, and under the rear deck. These areas do not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

(2) Recommend corrective landscaping around the rear basement door pad to help prevent further settlement of the slab



1.5 Item 5(Picture)



1.5 Item 6(Picture)

(3) Trim vegetation away from house siding. It is best to have a clear path around the house.

The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.5 Item 7(Picture)

👉 (4) The garden area formed by the front wall of the house, and the side walk from the driveway to the front landing, may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement.



1.5 Item 8(Picture)

(5) Tree roots have likely caused upheaval of driveway panels. These have created trip hazards.



1.5 Item 9(Picture)

(6) Minor settlement of fill dirt under side walk from driveway to front porch has created some minor trip hazards in the concrete. See photo



1.5 Item 10(Picture)

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

Water damage, fill repairs, and chewed rodent entry found on soffit and fascia trim in several areas. See photos for examples. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)



1.6 Item 7(Picture)



1.6 Item 8(Picture)



1.6 Item 9(Picture)

1.7 EXTERIOR TRIM

Comments: Inspected, Repair or Replace

🔦 Rot damage found on exterior wood trim in a few areas around the home. See photos below for examples of these locations. It should be understood that more minor water damage may be present on other trim around the house. This is very common and more should be expected in the future. If water damage occurred in the past, it will occur again in the future. Have contractor evaluate all trim and have all water damaged trim replaced or repaired.



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Items

2.0 GARAGE CEILINGS

Comments: Inspected

2.1 GARAGE WALLS

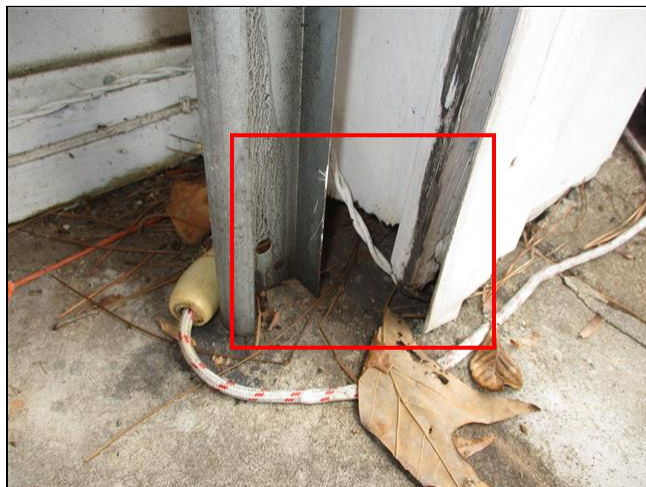
Comments: Inspected, Repair or Replace

(1) The garage inspection was limited due to stored items being in the garage at the time of the inspection.



2.1 Item 1(Picture)

🔧 (2) Minor water damage on lower parts of wall between the garage door openings. Have damaged wood replaced. This was likely caused by rain water entry.



2.1 Item 2(Picture)

2.2 GARAGE FLOOR

Comments: Inspected

2.3 VEHICLE DOOR(s)

Comments: Inspected

2.4 VEHICLE DOOR OPENER (s)

Comments: Inspected

2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

3. Structural Components

Styles & Materials

Foundation:

Concrete block
Basement
Crawl Space

Roof Structure:

2 X 6 Rafters

Method Used to Observe Attic:

Walked

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected, Repair or Replace

(1) Basement is mostly finished limiting visual inspection of the floor, walls and ceiling areas. Not all insulation was removed from between floor joist and along rim joist. A select few ceiling tiles were removed for inspection of space between drop ceiling and floor frame. Many stored items were present in the unfinished areas limiting visual



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

🔍 (2) Signs of minor mold or suspected mold growth is present on the floor system overhead in basement and crawlspace in several areas. The underlying cause of mold problems is normally moisture or high humidity. A visual inspection cannot determine the extent of the mold problem or if any health hazards exist. Mold testing can be completed if desired. Resolve all mold concerns prior to closing. Please click [HERE](#) for more information on mold testing.



3.0 Item 6(Picture)



3.0 Item 7(Picture)

3.1 WALLS (Structural)

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

Water staining on the subflooring in the basement mechanical room. Stains were dry at the time of the inspection, but conditions could change and the leaks could become active again in the future. Have any concerns resolved prior to closing. See photo



3.3 Item 1(Picture)

3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

4. Roofing

Styles & Materials

Roof Covering:

3-Tab asphalt/fiberglass

Viewed Roof Covering From:

Ground

Ladder

Limited view due to height of building

Items

4.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

👉 (1) Shingles on the roof are the 3 tab type with a life expectancy of about 15-20 years (depending on conditions) and the shingles are showing signs of age and wear. Some shingles have lost granules and some shingle mats are getting brittle. As the roof continues to age, it may begin to leak.

Missing shingle found on the front of the garage level roof near the gutter line, and there were some damaged shingles and hole found in the rear garage roof over the rear gable vent. See photos. Have roofer evaluate all of roof and repair/replace as needed



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture) missing shingle

🦋 (2) Cricket recommended on the roof, on the high side of the chimney. A cricket is a roof shaped diverter that will direct the flow of roof run off away from the chimney. They were not required on older homes, but can be retro-fitted. See photos.



4.0 Item 8(Picture)

4.1 FLASHINGS

Comments: Inspected

Metal flashing to brick wall seal needs to be maintained to prevent leaks into the wall cavity. Metal flashing tend to pull away from the brick and water can leak into gaps. See photos for examples.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

(1) Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

🔧 (2) Secure lifted boot flashing on roof surface. Have nails driven down and seal over nail heads.

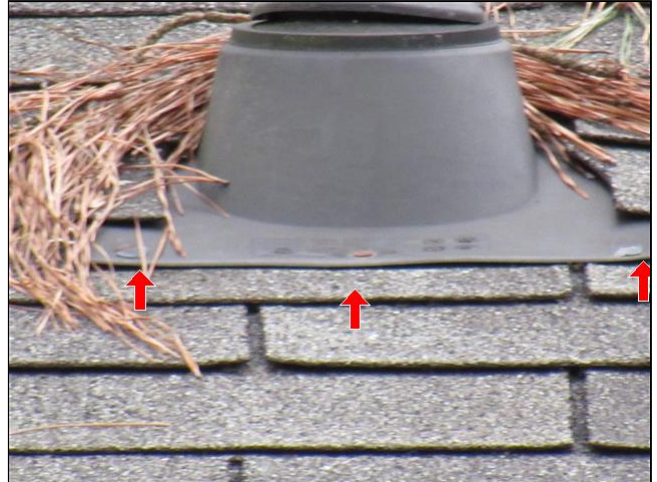


4.2 Item 4(Picture)

🔧 (3) Seal all exposed nail heads with tar or other type of sealant on the roof vents and exposed nail heads on the boot flashing. This will help prevent leaks.



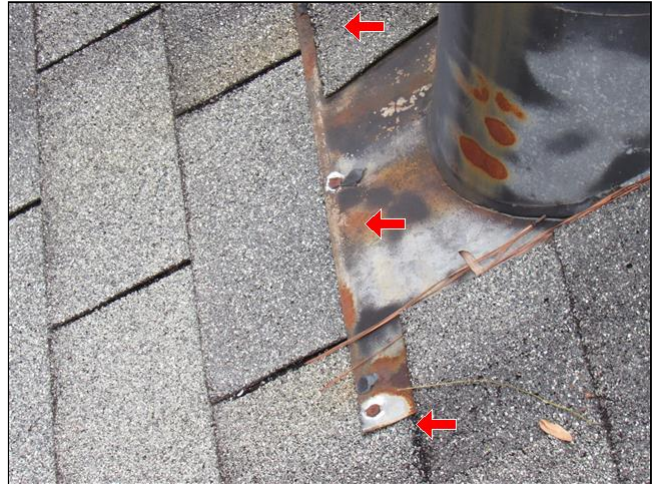
4.2 Item 5(Picture)



4.2 Item 6(Picture)



4.2 Item 7(Picture)



4.2 Item 8(Picture)

🔧 (4) Rust is developing on the cap on the top of the chimney. It will soon need to be replaced, but it does not appear to be leaking now.



4.2 Item 9(Picture)



4.2 Item 10(Picture)



4.2 Item 11(Picture)

🔧 (5) Replace the rusted out caps on the roof for the furnaces. Condition of pipe in the concealed parts of the interior is not known. See photos.



4.2 Item 12(Picture)



4.2 Item 13(Picture)



4.2 Item 14(Picture)



4.2 Item 15(Picture)

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

👉 (1) Have owner point out location of the outlets of the buried down spout extensions and yard drains. They should come to daylight and the ends were not found.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)

🔧 (2) Gutter shown in photo needs more slope towards the down spout to ensure adequate roof drainage.



4.3 Item 4(Picture)

🔧 (3) Rear bay window gutter rusting out and need to be replaced in the near future. Gutters usually last about as long as a roof if they are kept clean.



4.3 Item 5(Picture)



4.3 Item 6(Picture)



4.3 Item 7(Picture)

(4) The tops of the gutter guards and roof valleys are full of debris in areas and needs to be cleaned.



4.3 Item 8(Picture)



4.3 Item 9(Picture)



4.3 Item 10(Picture)



4.3 Item 11(Picture)

(5) Secure all loose/lifted gutter guards around the home. See photos for examples



4.3 Item 12(Picture)



4.3 Item 13(Picture)



4.3 Item 14(Picture)

🔧 (6) Several leaks found in gutters at the seams. Seams need to be sealed to prevent further leaks. See photos for examples.



4.3 Item 15(Picture)



4.3 Item 16(Picture)

(7) Re-attach loose down spout extension at front of home to down spout to ensure that roof run off flows away from house.



4.3 Item 17(Picture)

(8) Gutter spike has been installed through the bottom of the gutter at the rear right corner of the home. See photo. This can allow gutters to leak in this area. Have gutter contractor evaluate and repair/replace



4.3 Item 18(Picture)

4.4 WATER ENTRY IN ROOF

Comments: Inspected, Repair or Replace

Several areas of stains and minor damage were found in the roof decking in the upper level attic. Some of the stains were reading elevated to high levels of moisture when tested with a moisture meter, indicating active roof leaks. Due to low clearance in the eaves not all stains were accessible to determine if active or previous roof leaks. See photos for examples.

Roofer will need to repair as soon as possible. Roofer should (and likely will) evaluate the rest of the roof because it is not uncommon that other leaks are present that were not revealed during the conditions present during this inspection. It has to be assumed that the roof will likely leak again as it continues to age



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)



4.4 Item 8(Picture) high levels of moisture near the gas exhaust vent

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Additional insulation is needed in areas
Batt
Blown
Fiberglass

Roof Ventilation:

Gable vents
Ridge vents
Soffit Vents

Basement/Crawlspace Floor System

Insulation:

NONE

Dryer Vent:

Solid smooth metal

Items

5.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

(1) Weather strip and insulation of some type (recommend foam board insulation) needed over the attic pull down steps.



5.0 Item 1(Picture)

🔧 (2) Install missing baffles at all soffit vents in the attic to prevent insulation from covering the vents in the eaves.



5.0 Item 2(Picture)



5.0 Item 3(Picture)

🔧 (3) Attic steps have had screws and nails come loose over time and poor repairs have been made in response. It is recommended to have a qualified contractor evaluate and make all repairs as needed to put attic steps in a safe condition



5.0 Item 4(Picture)



5.0 Item 5(Picture)

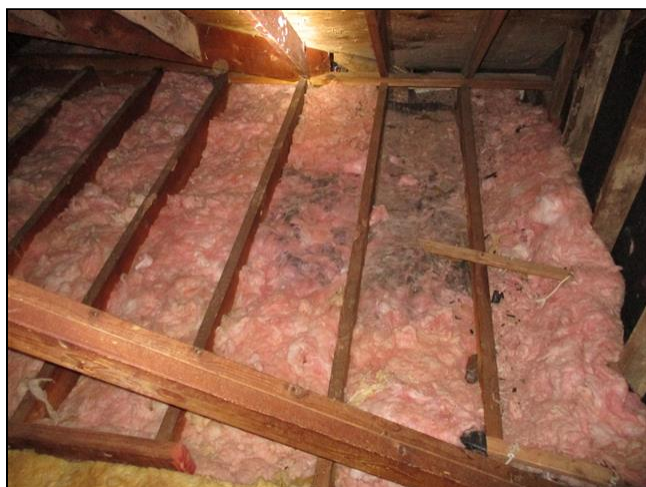


5.0 Item 6(Picture)



5.0 Item 7(Picture)

🐭 (4) Some areas of insulation in lower level attic has been soiled by rodents. It is recommended that it be removed and replaced with an amount equal to R-30 after the rodent entry issue has been resolved



5.0 Item 8(Picture)



5.0 Item 9(Picture)

(5) Insulation in the attic is missing or is less than normal in several areas. See photo. Have more added to bring levels equal to R-30



5.0 Item 10(Picture)

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE

Comments: Inspected

5.2 VAPOR RETARDERS & CRAWL SPACE VENTS

Comments: Inspected

The two vent wells at the front of the home are very deep, below brick layer, and the foundation vents have been sealed off and are not longer in use. It is recommended to have a brick mason evaluate, remove foundation vents and brick over opening, then backfill the foundation vent wells



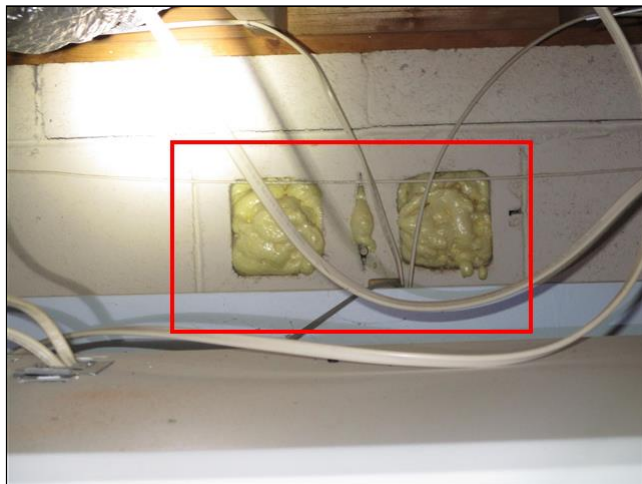
5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)

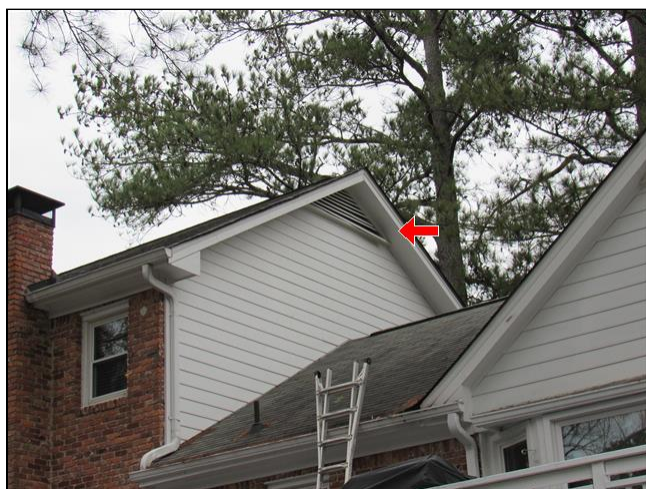


5.2 Item 4(Picture) foundation vent sealed

5.3 VENTILATION OF ROOF

Comments: Inspected

Secure loose gable vent slats at the left side upper level gable vent seen in photo



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.4 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected, Repair or Replace

(1) Lint build up was noted at the dryer exhaust outlet, and it is recommended that the lint be removed around the outlet so that the damper can fully open. It is also recommended that the dryer duct (which is not visible) be cleaned out as much as possible to ensure adequate exhaust flow.

Dryer vent is the louvered door type, this is not a recommended type of vent for dryers. They are conducive to lint build up. Recommend replacing with a vent hood, and do not install screening underneath.



5.4 Item 1(Picture)

(2) Clear all debris out of the bath exhaust vents so they will operate properly



5.4 Item 2(Picture)

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Forced Air	Heating Equipment Age: 1993 2002 2017	Number of Heat Systems (excluding wood): Three
Heat Temp: The main level heat read 101 degrees. The upper level heat read 100 degrees.	Operable Fireplaces: One	Cooling Equipment Type: Central forced Air A/C
Number of AC Only Units: Three	Cooling Equipment Age: 1999 2003 2017	A/C Temp: The basement level a/c unit did not work. The main level a/c read 54 degrees The upper level A/C read 54 degrees.
Basement HVAC: Seperate system		

Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

🔧 (2) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Attic unit is a 2002 model, and the basement unit furnace is a 1993.

🔧 (3) The basement level furnace was running when first turned onto heat mode. But after removing cabinet doors to inspect interior of furnace unit, the blower door switch was found to be defective and would not shut off the unit. Upon reaching desired heat temp in home the unit turned off, but would not fire again when temperature on thermostat was increased to try and test temperatures. Have hvac tech evaluate and make any repairs as needed



6.0 Item 4(Picture) blower door switch

(4) Strongly recommended to have a float switch installed in the attic furnace drain pan to act as an emergency shut off in case of moisture/water collecting in the pan.



6.0 Item 5(Picture)

6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

Comments: Inspected

6.2 DISTRIBUTION SYSTEMS

Comments: Inspected, Repair or Replace

(1) Filter location similar on all furnaces.



6.2 Item 1(Picture)

🔧 (2) One of the ducts in the rear of the attic is disconnected from its supply vent, and is venting conditioned air into the attic space. Have hvac tech evaluate and repair.

There are also gaps felt in the plenum allowing conditioned air to escape into the attic space as well. HAVe hvac tech evaluate and repairs



6.2 Item 2(Picture)



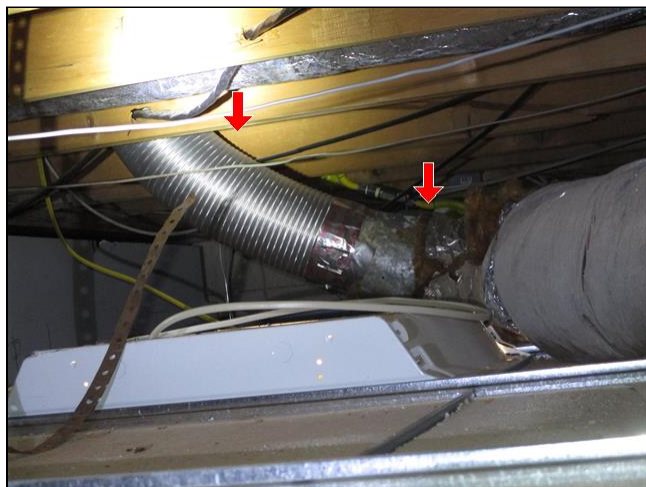
6.2 Item 3(Picture)

🔧 (3) The debris seen in the vents and ductwork indicates the need for cleaning the ductwork in the home



6.2 Item 4(Picture)

(4) Some of the ductwork above the basement drop ceiling and around the furnace plenums is not insulated and may condensate if not corrected. Have hvac tech evaluate and insulate as needed. See photos for examples



6.2 Item 5(Picture)



6.2 Item 6(Picture)



6.2 Item 7(Picture)

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace

🔧 Rust and corrosion noted on the gas exhaust vent pipe in the basement. Have an hvac tech evaluate and repair/replace as needed



6.4 Item 1(Picture)

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected, Repair or Replace

(1) Have owner demonstrate that the gas logs in the fire place work. The gas to the unit was turned off at the time of the inspection

🔧 (2) The flue liner pieces appear to have shifted in areas as they travel up the chimney chase. It is recommended to have a chimney sweep evaluate the fireplace prior to use and make any repairs as needed

6.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) Seal the holes in the evaporator coils where the A/C lines enter the unit in the attic.



6.7 Item 1(Picture)

🔧 (2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. The Goodman unit is a 1999 model and the Comfortmaker unit is a 2003 model

These two older A/c units use the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.



6.7 Item 2(Picture)

🔧 (3) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.



6.7 Item 3(Picture)

(4) Basement level a/c unit would not run at time of inspection. Have hvac tech evaluate and make all repairs as needed.

(5) It is recommended to trim bushes away from the a/c units outside. A/c units are supposed to have at least 2' of clearance on all sides to allow for adequate air flow. When constricted the units can run hot and will not be as efficient.



6.7 Item 4(Picture)

6.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

6.9 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

7. Electrical System

Styles & Materials

Panel Type:

Circuit breakers

Panel capacity:

200 AMP

Wiring Methods:

Romex

Main Disconnect Location:

Panel Box

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location is in main panel in the basement



7.0 Item 1(Picture)

7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

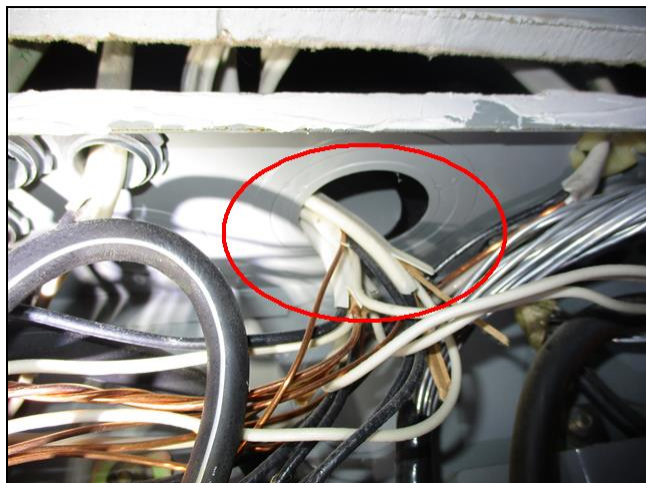
Comments: Inspected, Repair or Replace

(1) View of panels. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.2 Item 1(Picture)

(2) See photo of wiring entering main panel box without the use of a bushing or retainer. Standard wiring practice calls for a bushing or retainer to be installed where the cable enters the box.



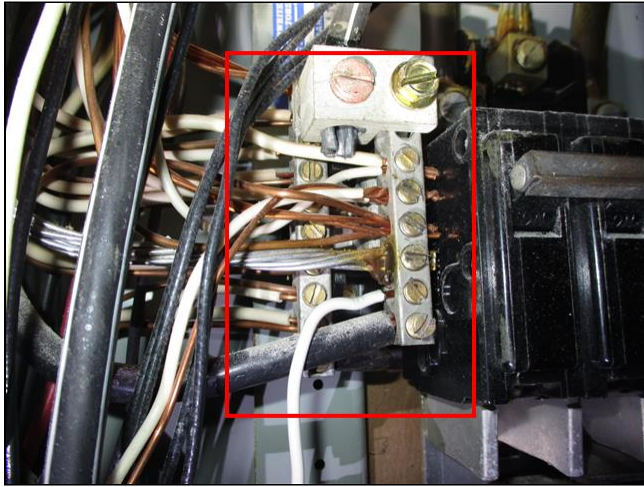
7.2 Item 2(Picture)



7.2 Item 3(Picture)

🔧 (3) Wrong type of screws are used to attach panel cover to box. They should be blunt tipped screws.

🔧 (4) There are multiple wires per hole in the terminal bars in the main panel. It is recommended that the wires be spread out so that one wire is utilized per hole. Have electrician evaluate and correct as needed.

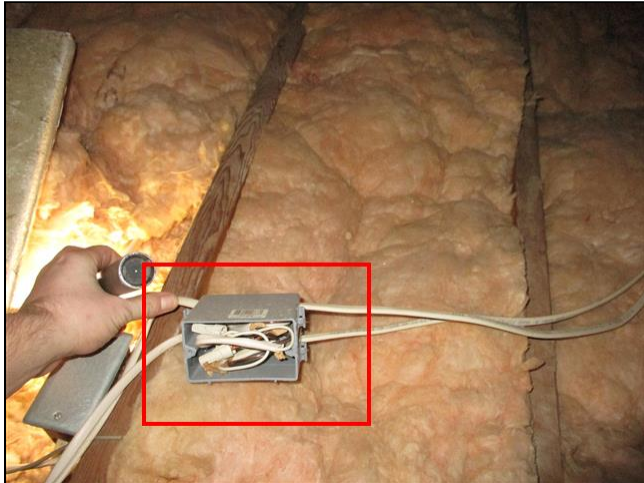


7.2 Item 4(Picture)

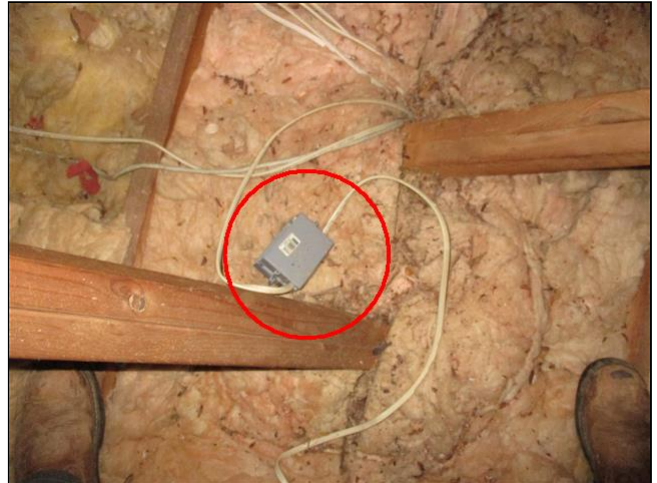
7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected, Repair or Replace

🔧 Cover needed on the open junction boxes in the garage attic area. Covers are used to control sparking. See photo(s) for location(s) and have electrician correct,



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

7.4 OUTLETS & LIGHT FIXTURES

Comments: Inspected

7.5 CONDUIT

Comments: Inspected

7.6 OPERATION OF GFCI & OR AFCI

Comments: Inspected

7.7 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one per hallway. There are different types of smoke detectors: Ionization and Photoelectric. Smoke detectors have an expiration date.

7.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide detectors are always recommended to be installed in the home.

8. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper
Plumbing Drain Pipe: ABS	Water Heater Capacity: 50 Gallon	Water Heater Age: 2016

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

Slow drain in upstairs hall bath sink, may be due to the drain configuration below. See photo. Have plumber evaluate



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected, Repair or Replace

🔧 Have plumber check pressure reducing valve and adjust/replace as needed. Pressure was over 95-100 psi when tested at the rear and left side hose bibbs. High water pressure can have an adverse affect on plumbing fixtures, dishwashers, water heaters, washing machines, ect... Maximum pressure is typically 80 psi.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 TUBS,SINKS, TOILETS & SHOWER STALLS

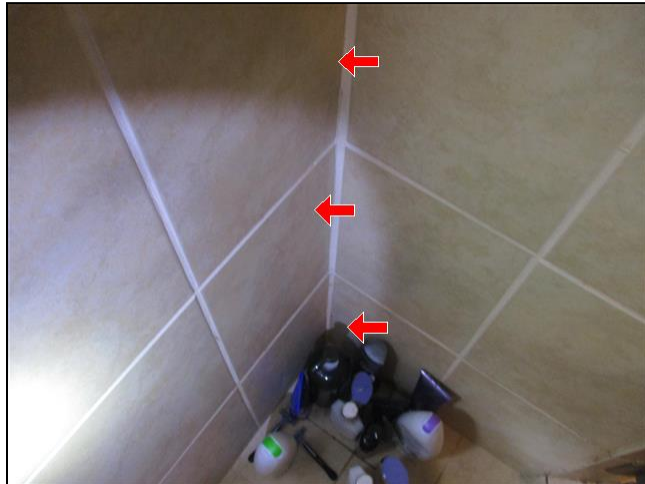
Comments: Inspected, Repair or Replace

(1) Seal gaps around plumbing fixtures in shower stalls to help prevent water entry into the wall cavity behind.



8.2 Item 1(Picture)

(2) Touch up grouting needed between tiles in bathroom shower stalls. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.



8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.3 WATER HEATER

Comments: Inspected

(1) View of water heater.



8.3 Item 1(Picture)

(2) It is recommended to install a drain pan underneath the water heater in the basement, as it is located in an area where any future leaks can cause damage to the finished areas nearby.



8.3 Item 2(Picture)

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located in the basement above ceiling tiles. See photo for location.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Paint rusty gas pipe between meter and house wall with a metal protective paint.



8.5 Item 1(Picture)

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

The main gas shut off is located at the meter.



8.6 Item 1(Picture)

8.7 SEWAGE EJECTOR PUMP

Comments: Inspected

Occasional sealant maintenance will be needed around pump lid and where pipes pass through lid to prevent sewer gas odors in living space.



8.7 Item 1(Picture)

9. Interiors

Items

9.0 CEILINGS

Comments: Inspected

(1) Several small blemishes, holes, and cracks found in walls and ceilings due to normal settlement. None of the cracks, peeling tape or nail pops appear to indicate any type of major structural issue.



9.0 Item 1(Picture)

(2) Old water stains found on ceilings from past leaks. Stains were not wet at time of inspection, but conditions could change and leaks could become active again. Before stains are sealed and painted over, buyer should resolve all concerns prior to closing. See photo(s).



9.0 Item 2(Picture)



9.0 Item 3(Picture)

(3) Patched/painted over areas found in the main level bathroom ceiling were reading elevated levels of moisture when tested with a moisture meter, which could indicate a slow leak in the plumbing above. No leaks were detected in the bathroom above, but the plumbing above the drywall in the main level bath was not visible. Have a plumber evaluate and make any repairs as needed



9.0 Item 4(Picture)

9.1 WALLS

Comments: Inspected

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

👉 (1) The Low-E thermal coating has failed on several windows in the home, see photos for examples. This does not mean that the window has failed, but will not insulate or reflect sun as well. Replace as needed.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)

🔧 (2) Replace all fogged glass in house that are pictured in photos. The seal between the panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows.



9.5 Item 4(Picture)

9.6 BATHROOMS

Comments: Inspected

Windows are present in the walls of the showers. The seal and paint around the windows needs to be maintained to prevent water damage. This is part of general maintenance.



9.6 Item 1(Picture)

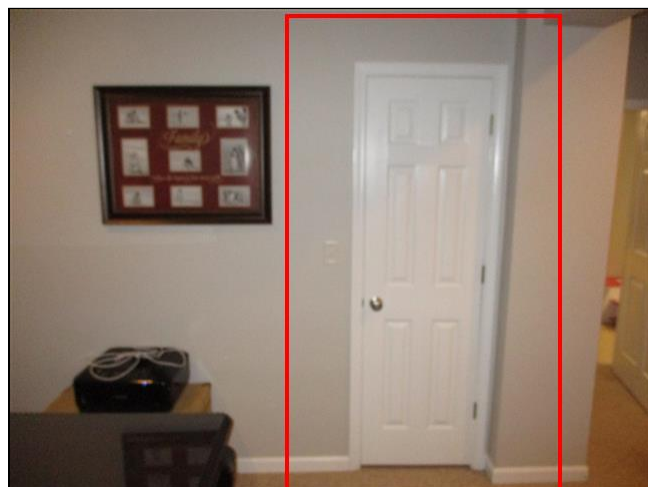


9.6 Item 2(Picture)

9.7 INTERIOR DOORS

Comments: Inspected

Basement bedroom closet door is locked and area inside was not able to inspected. Have any concerns resolved prior to closing



9.7 Item 1(Picture)

9.8 PESTS

Comments: Inspected, Repair or Replace

There is evidence of rodent activity in the attic as noted by tunnels in the insulation, nesting, chewed entry, rodent droppings, and what appear to be raccoon droppings in the lower level attic. A wildlife company should be consulted to determine if the activity is past or present and to repair all possible entry points to the attic and the entire home. See photos for examples



9.8 Item 1(Picture) chewed entry



9.8 Item 2(Picture) rodent tunnel



9.8 Item 3(Picture) droppings



9.8 Item 4(Picture)



9.8 Item 5(Picture)



9.8 Item 6(Picture)



9.8 Item 7(Picture)



9.8 Item 8(Picture) suspected raccoon feces



9.8 Item 9(Picture)



9.8 Item 10(Picture) nesting

10. Built-In Kitchen Appliances

Items

10.0 DISHWASHER

Comments: Inspected


10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

Strongly recommended to have the stove top gas shut off valve installed in the cabinetry underneath of the unit. It was not found at the time of the inspection

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected, Repair or Replace

 The vent hood over the stove top is venting into the attic instead of the exterior of the home. Have corrected



10.2 Item 1(Picture)

10.3 GARBAGE DISPOSAL

Comments: Inspected, Repair or Replace


 Clear debris from inside the garbage disposal.

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected, Repair or Replace

 The ice maker on the refrigerator was not functional at the time of the inspection. Have this condition corrected.