

Welcome



Home

Property Inspection Services, Inc.



171 Red Buckeye Avenue, Marietta, GA 30060

Inspection Date: 03/25/2020

Prepared For: David Smith

Report Number: 32520PESJPM

Inspector: Paul Shafer

Prepared By:
Welcome Home Property Inspection Services, Inc.
3330 Cobb Pkwy Suite 324-136
Acworth, Ga. 30101
770-676-7392
paul@assessmentofyourinvestment.com



SUMMARY

DIRECTIONS GIVEN IN THIS REPORT ARE AS IF YOU ARE STANDING IN THE FRONT YARD FACING THE HOUSE
 MOLD AND/OR MILDEW TESTING IS **NOT** WITHIN THE SCOPE OF THIS INSPECTION

ITEMS NOT OPERATING

- 1) Three of the exterior can lights on the front and back porches, the floodlights above the garage door and the can light at the top of the stairs to the 2nd floor bedrooms did not operate when tested and probably need new bulbs. See photo
- 2) The fan motor for the convection oven did not operate when tested and needs to be repaired.
- 3) The lights inside the ovens did not operate and may need new bulbs.
- 4) The irrigation system was shut off and appeared to be winterized and was not tested.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

None Apparent

POTENTIAL SAFETY HAZARDS

- 5) The exterior GFCI electrical outlet on the right side of the home does not trip when tested and needs to be replaced by a licensed electrician. See photo
- 6) The ARC fault circuit breaker in the electrical panel labeled cooktop vent hood does not trip when you press the test button and needs to be replaced by a licensed electrician.
- 7) The ARC fault circuit breakers inside the electrical panel are hot and measured 110 degrees and should be evaluated by a licensed electrician to make sure there are no problems with the breakers. See photo
- 8) All 3 of the windows in the hallway between the back door and family room are not locking properly and the locks are coming loose from the windows and need to be repaired.
- 9) The 16x25x4 air filter for the furnace is dirty and needs to be replaced and the filter for the heat pump is the wrong size and dirty and needs to be replaced with the correct size. See photos

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years

None Apparent

ADDITIONAL ITEMS

- 10) The downspout at the left front corner of the home needs to be extended away from the concrete slab to prevent further erosion and possible settlement. See photo
- 11) The boot around the plumbing vent stack at the right front portion of the roof appears to be cracked and needs to be replaced by a qualified roofer to prevent a roof leak.
- 12) There are nail popped shingles on the front and back of the roof that need to be nailed back down and resealed to keep them from lifting loose.
- 13) There is a moisture stain on the ceiling between the dining area and family room that tested negative for moisture with a moisture meter. I would ask the seller about past issues in this area. See photo
- 14) It appears that the light fixture in the back left 2nd floor bedroom had water in it at some time. There were no signs of any active leaks in the attic above. See photo
- 15) There are moisture stains on the ceiling in the Jack & Jill bathroom and on the floor in the attic above around the HVAC system. There did not appear to be any active condensation leaks but I would ask the seller to verify. See photos
- 16) The tiles around the shower in the master bathroom need to be re-caulked at the bottom where the walls meet the floor. See photo
- 17) There is a small piece of loose tile on the floor in front of the door to the master bathroom that needs to be reset. See photo

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

REPORT OVERVIEW

MOLD AND/OR MILDEW TESTING IS **NOT** WITHIN THE SCOPE OF THIS INSPECTION.

CONVENTIONS USED IN THIS REPORT

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

MARGINAL - 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 or is unsafe.

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

THE SCOPE OF THE INSPECTION

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

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

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

BUILDING DATA

Approximate Age:	4 Years
Style:	Three story on a slab
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Partly Cloudy
Recent Rain:	Yes
Ground cover:	Damp
Temperature:	60-65°F



RECEIPT / INVOICE

Welcome Home Property Inspection Services, Inc.
3330 Cobb Pkwy Suite 324-136
Acworth, Ga. 30101
770-676-7392

Date: **03/25/2020**

Inspection Number: **32520PESJPM**

Name: **David Smith**

Inspection:	\$425.00
Other**	
Total:	\$425.00

- Check #:
- Cash
- Credit Card Online: **Thank You!**

- ** Radon Testing
 Mold Sampling

Inspected By: **Paul Shafer**



GROUNDNS

SERVICE WALKS

None Not visible *Public sidewalk needs repair*
Material: Concrete Flagstone Gravel Brick Pavers
Condition: Satisfactory Marginal Poor *Trip Hazard* Typical cracks
 Pitched towards home *Settling cracks*

DRIVEWAY/PARKING

None Not visible
Material: Concrete Asphalt Gravel Brick Dirt Pavers
Condition: Satisfactory Marginal Poor *Settling Cracks* Typical cracks
 Pitched towards home *Trip hazard* Fill cracks and seal Heaved

PORCH (covered entrance)

None Not visible
Support Pier: Concrete Wood Slab
Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*
Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS

None *Uneven risers* *Rotted/Damaged* *Cracked* *Settled*
Material: Concrete Wood Brick *Railing/Balusters recommended* Missing Brick
Condition: Satisfactory Marginal Poor *Safety Hazard* Loose Rail Missing Mortar

LANDSCAPING AFFECTING FOUNDATION

Negative Grade: Front Rear Left Right Satisfactory
 Recommend additional backfill *Recommend window wells/covers* *Trim back trees/shrubberies*
 Wood in contact with/improper clearance to soil

HOSE BIBS

None No anti-siphon valve **Recommend Anti-siphon valve**
Operable: Yes No Not tested Leaks

GENERAL COMMENTS

The driveway has typical settling cracks.

The irrigation system was winterized and not tested.



Can lights on the front porch are not working



ROOF

ROOF VISIBILITY All Partial None Limited by: Height/grade

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat
Pitch: Low Medium Steep Flat

Roof Type: [Asphalt](#) Layers: [1 Layer](#) Approx. age [appears to be 4 years old](#)

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof Turbine Powered

FLASHING **Material:** Not all visible Galvanized Asphalt Aluminum

Copper Foam Rubber Lead
Condition: Not visible Satisfactory Marginal Poor *Rusted* *Missing*
 Separated from chimney/roof *Recommend Sealing*

VALLEYS Not visible **Material** Galvanized Asphalt Aluminum Copper

Condition: Not all visible Satisfactory Marginal Poor
 Holes *Rusted* *Recommend Sealing*

CONDITION OF ROOF COVERINGS **Roof:** Satisfactory Marginal Poor

Condition: Curling Toe board nail holes Ponding Burn Spots Broken/Loose Shingles
 Nail popping Granules missing Damaged Blistering Missing Tabs/Shingles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing
 Recommend roofer evaluate *Evidence of Leakage*

PLUMBING VENTS Not Visible Yes No Satisfactory Marginal Poor
 Loose Cracked

Conditions reported above reflect visible portion only.

GENERAL COMMENTS

Roof inspection was limited to inspecting from the ground with binoculars due to height/grade.
 See summary page about roofing issues.



Boot on the front of the roof is torn



EXTERIOR

CHIMNEY(S) None Location(s):

Viewed From: Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

Rain Cap/Spark Arrestor: Yes No *Recommended*

Chase: Brick Stone Metal Blocks Framed

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 from the roof*

Have flue(s) cleaned and re-evaluated *Recommend Cricket/Saddle/Flashing*

Condition: Satisfactory Marginal Poor *Recommend Repair*

GUTTERS None *Needs to be cleaned* *Downspouts needed*

Material: Aluminum Vinyl Galvanized Copper

Condition: Satisfactory Marginal Poor *Rusting*

Leaking: Corners Joints *Hole in main run*

Attachment: *Loose* *Missing/Loose spikes* *Improperly sloped*

Extension needed: Right Left Front Rear *Recommend repair/replacement of damaged sections*

SIDING

Material: Stone Slate Brick Fiberboard Fiber-cement Stucco

EIFS* Not Inspected Asphalt Wood Metal Vinyl

Typical cracks Weathered paint *Monitor* *Wood Decay* *Loose/Missing/Holes*

Condition: Satisfactory Marginal Poor *Recommend repair/painting*

1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING

Material: Wood Fiber-cement Aluminum Vinyl Stucco

Recommend repair/painting *Damaged/Decayed wood*

Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations/butt-joints

GENERAL COMMENTS

Siding appeared to be all intact and in overall satisfactory condition.



Downspout at the left front corner of the home needs to be extended away from the porch slab



EXTERIOR

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry
Condition: Not visible Satisfactory Marginal Poor

EXTERIOR DOORS 1.) ENTRANCE 2.) PATIO 3.) STORM

Weather-stripping: Satisfactory Marginal Poor Missing Replace
Door Condition: Satisfactory Marginal Poor

WINDOWS & SCREENS

Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Some missing Not installed Glazing Compound/Caulk needed
Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

SLAB-ON-GRADE/FOUNDATION

Foundation: Concrete block Poured concrete Not visible
Condition: Satisfactory Marginal Monitor Have Evaluated
Concrete Slab: Satisfactory Marginal Monitor Have Evaluated

Condition reported above reflect **visible portion only.**

GENERAL COMMENTS

The window screens are not installed.



GARAGE

TYPE None Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER Yes No Operable Inoperable

SAFETY REVERSE **Operable:** Yes No *Need(s) adjusting* *Safety hazard* Not tested
 Electronic Sensors Present Yes No **Operable:** Yes No

FLOOR
Material: Concrete Gravel Asphalt Dirt
Condition: Satisfactory Typical cracks *Large settling cracks* *Recommend evaluation/repair*
Burners less than 18" above garage floor: N/A Yes No *Safety hazard*

SILL PLATES Not visible Floor level Elevated *Rotted/Damaged* *Recommend repair*

OVERHEAD DOOR(S) N/A Defective Springs
Material: Wood Fiberglass Masonite Metal *Recommend repair*
Condition: Satisfactory Marginal Poor Damaged *Overhead door hardware loose*
Recommend Priming/Painting Inside & Edges: Yes No *Safety Cable Recommended* *Weatherstripping missing/damaged*

EXTERIOR SERVICE DOOR None
Condition: Satisfactory Marginal Poor *Damaged/Rusted*

ELECTRICAL RECEPTALS PRESENT Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No *Safety hazard*
GFCI Present: Yes No **Operable:** Yes No *Handyman/extension cord wiring*
 Recommend GFCI Receptacles

FIRE SEPARATION WALLS & CEILING *(Between garage & living area)*
 N/A Present *Missing* Sprinkler
Condition: Satisfactory *Recommend repair* *Holes walls/ceiling* *Safety hazard(s)*
Moisture Stains Present: Yes No **Typical Cracks:** Yes No
Fire door: Satisfactory Not verifiable *Not a fire door* *Needs repair*

GENERAL COMMENTS
 Garage door and opener was in normal working order.
 Some of the garage walls and floor are not visible for inspection due to homeowner storage items.
 Fire protection sprinklers are outside the scope of the home inspection and not tested.



KITCHEN/LAUNDRY

COUNTERTOPS Satisfactory Marginal Damaged/Loose *Recommend repair/caulking*

CABINETS Satisfactory Marginal Damaged/Loose *Recommend repair/adjustment*
Moisture stains present: Yes No Walls Ceilings Cabinets Cabinet Damaged
 Damaged Bottom

PLUMBING COMMENTS
Faucet Leaks: Yes No Loose **Pipes leak/corroded:** Yes No Cross Connection
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Satisfactory Marginal Poor **Functional Flow:** Satisfactory Marginal Poor

WALLS & CEILING
Condition: Satisfactory Marginal Poor Damaged Typical cracks *Moisture stains*

HEATING / COOLING SOURCE Yes No

FLOORING **Condition:** Satisfactory Marginal Poor Sloping Squeaks Damaged Stained

APPLIANCES
 Disposal *Operable:* Yes No Trash compactor *Operable:* Yes No
 Oven *Operable:* Yes No Exhaust fan *Operable:* Yes No
 Range *Operable:* Yes No Refrigerator *Operable:* Yes No
 Dishwasher *Operable:* Yes No Microwave *Operable:* Yes No
Dishwasher Airgap: Yes No and/or Dishwasher **Drain Line Looped:** Yes No
Receptacles Present: Yes No *Operable:* Yes No
GFCI: Yes No *Operable:* Yes No Recommend GFCI Receptacles
Open ground/Reverse polarity: Yes No *Potential safety hazard(s)*

LAUNDRY
Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor Not vented
 Plastic/foil Dryer Vent not recommended *Not vented to Exterior* *Recommend repair* *Safety hazard*
Electrical: Open ground/reverse polarity/within 6' of water: Yes No *Safety hazard*
GFCI present: Yes No **Operable:** Yes No Recommend GFCI Receptacles
Appliances: Washer Dryer Water heater Furnace
Washer hook-up lines/valves: Leaking Corroded Not visible
Gas Shut-off Valve: N/A Yes No Cap Needed *Safety hazard* Not visible

GENERAL COMMENTS
 There were no visible active piping leaks at the time of the inspection.
 See summary page about issues in the kitchen.



BATHROOMS

POWDER ROOM

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No Stopper Missing
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets Cabinet Damaged
Window/doors: Satisfactory Marginal Poor Safety Glass Needed
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No *Potential Safety Hazard(s)*
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS

Satisfactory

MASTER BATH

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No Stopper Missing
Tubs: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Whirlpool: Yes No **Operable:** Yes No Not tested No access door
Shower/Tub area: Ceramic & Fiberglass Masonite Cultured marble Stopper Missing
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulking Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets Cabinet Damaged
Window/doors: Satisfactory Marginal Poor Safety Glass Needed
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No *Potential Safety Hazard(s)*
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS

Caulking needed in the shower area.



BATHROOMS

JACK & JILL 2ND FLOOR

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No Stopper Missing
Tubs: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Shower/Tub area: Ceramic Fiberglass Masonite Cultured marble Stopper Missing
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets Cabinet Damaged
Window/doors: Satisfactory Marginal Poor Safety Glass Needed
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No *Potential Safety Hazard(s)*
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS

There are moisture stains on the ceiling see summary page.

3RD FLOOR BATH

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No Stopper Missing
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Shower/Tub area: Ceramic Fiberglass Masonite Cultured marble Stopper Missing
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Wall beside the sink Cabinets Cabinet Damaged
Window/doors: Satisfactory Marginal Poor Safety Glass Needed
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No *Potential Safety Hazard(s)*
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS

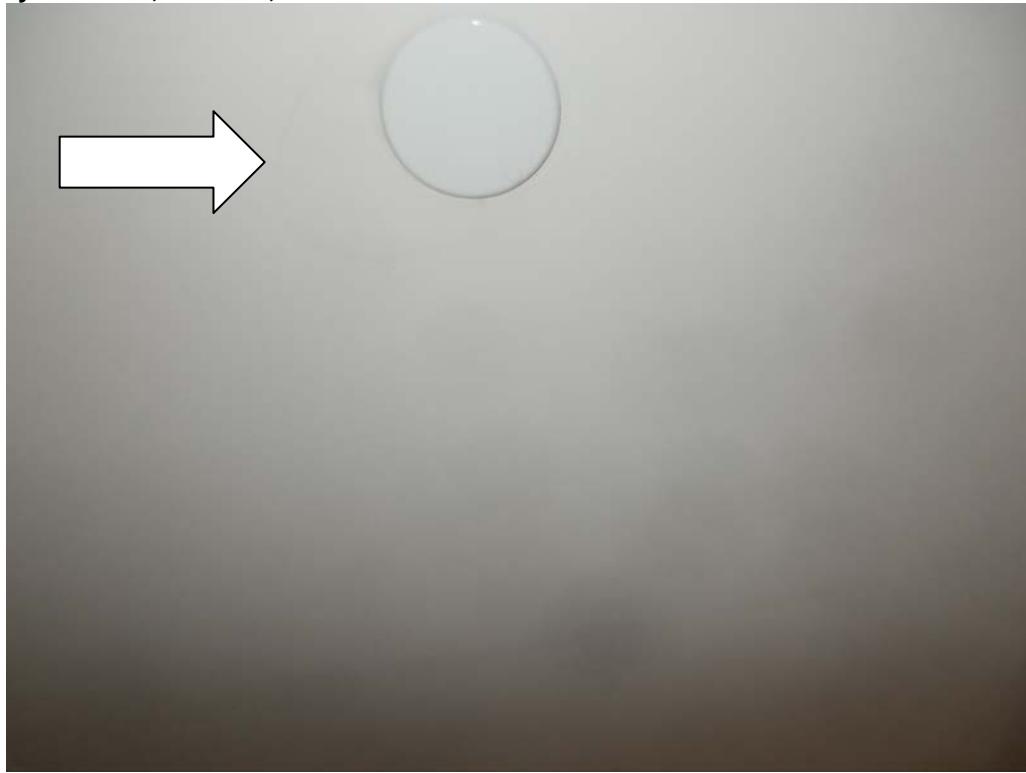
Satisfactory



Small loose tile in front of the master bathroom door



Caulking needed in the master bathroom shower



Moisture stains on the ceiling in the Jack & Jill bathroom above the sink



INTERIOR

LOCATION: ENTIRE HOUSE

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors Satisfactory Marginal Poor
 Bind/Don't Latch/Drag Broken/Missing hardware

INTERIOR WINDOWS / GLASS

Condition: Satisfactory Marginal Poor Needs repair
 Single pane Double pane
 Representative number of windows operated Painted shut Damaged Sash Springs
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
Security Bars Present: Yes No Not tested Safety hazard Test release mechanism before moving in

FIREPLACE None Location(s): **Family room**

Type: Gas logs Wood Woodburner stove Electric Direct venting
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Blower built-in **Operable:** Yes No **Damper operable:** Yes N/A
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes N/A Damper missing
Hearth Extension Adequate: Yes No **Mantel:** Secure Loose Open Gas Line Penetration
Physical Condition: Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

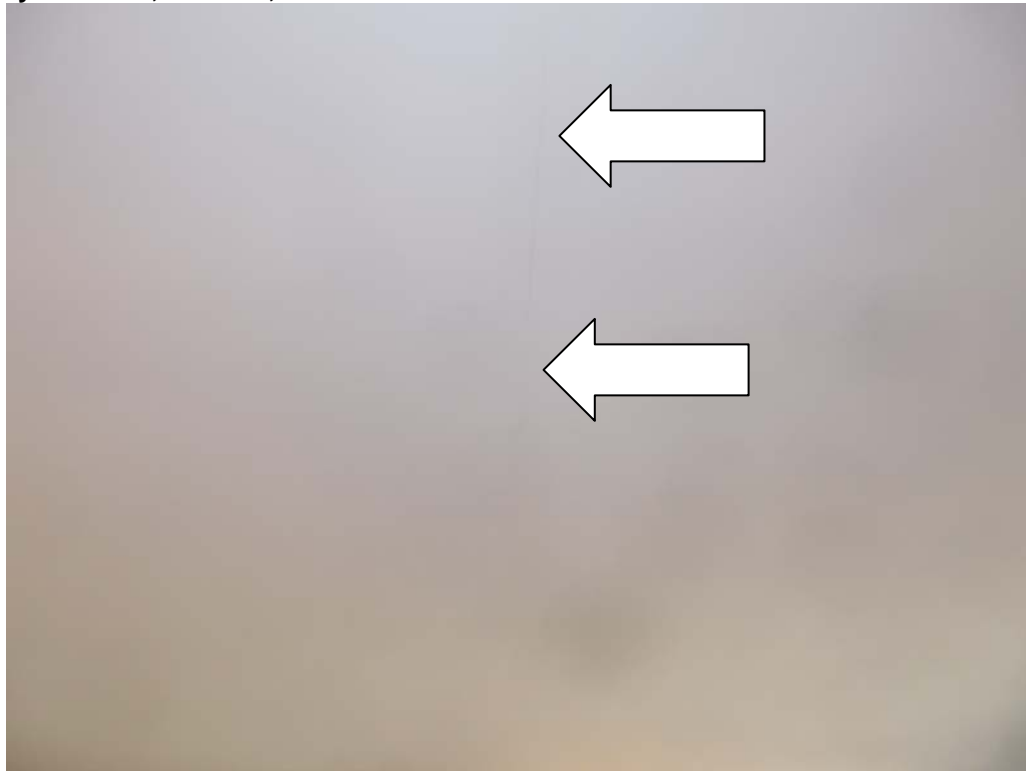
Handrail: Satisfactory Marginal Poor None
 Satisfactory Marginal Poor Safety hazard
 Hand Rail/Railing/Balusters Recommended Balusters too far apart
Risers/Treads: Satisfactory Marginal Poor Risers/Treads uneven

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detector: Yes No **Operable:** Yes No Not tested
 CO Detector: Yes No **Operable:** Yes No Not tested

GENERAL COMMENTS

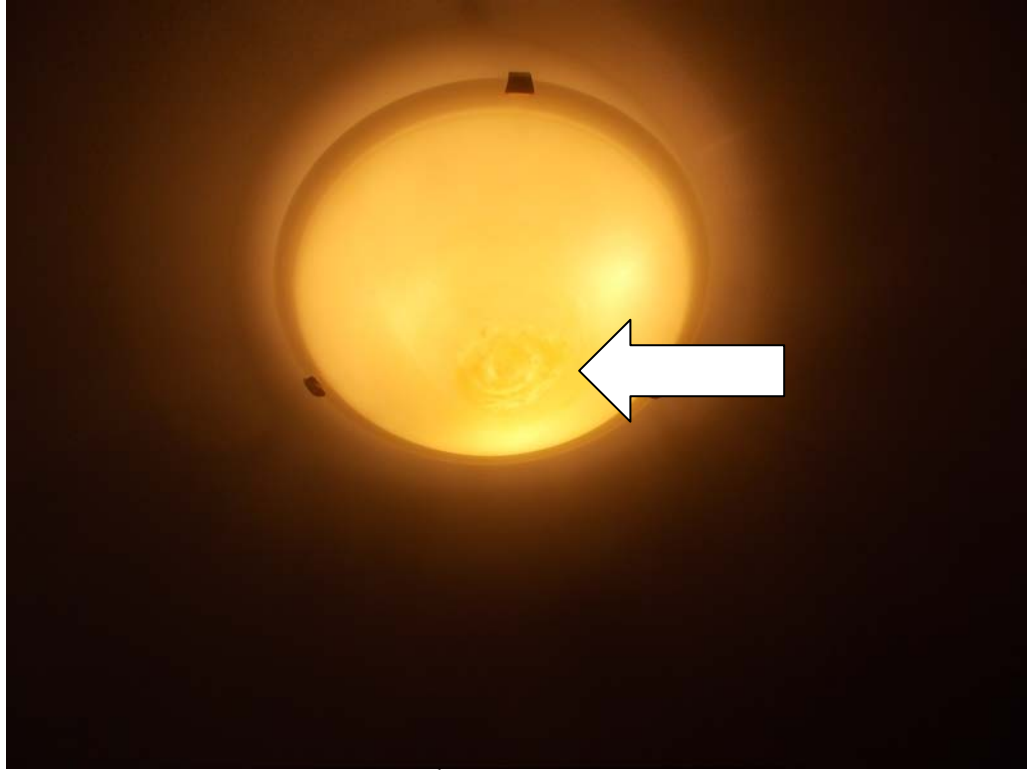
All of the electrical outlets and windows were not tested due to the placement of furniture.
 Be sure to change smoke detector batteries once every year.
 Fire protection sprinklers are outside the scope of the home inspection and not tested.



Moisture stain on the ceiling between the dining area and family room



Window locks are coming loose in the rear hallway



Light fixture in the back left 2nd floor bedroom appears to have had water in it



ATTIC

ATTIC/STRUCTURE/FRAMING/INSULATION

- Access:** Stairs Pulldown Scuttlehole/Hatch Knee wall Doors
Inspected From: Access panel In the attic
Location: Hall Closet Garage 3rd floor bonus room
Access Limited By: Radiant foil barrier over the decking, insulation and air ducts _____
Flooring: Complete Partial None
Insulation: Fiber glass Batts Loose Cellulose Foam
 Vermiculite Rockwool Depth: 8-9 *Recommend Baffles @ Eaves*
 Damaged *Displaced* *Missing* *Compressed*
Installed In: Rafters Walls Between ceiling joists Underside of Roof Deck Not visible
 Recommend additional insulation
Vapor Barriers: Kraft/foil faced Plastic Not visible *Improperly Installed*
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
Fans Exhausted To: Attic: Yes No Outside: Yes No Not visible
HVAC Duct: N/A Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace* *Recommend Insulation*
Chimney Chase: N/A Satisfactory *Needs repair* Not visible Open Chase
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal
 Collar Ties Purlins Knee Wall Not Visible
Ceiling Joists: Wood Metal Not visible
Sheathing: Plywood OSB Planking Not Visible *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes No
Firewall Between Units: N/A Yes No *Needs repair/sealing*
Electrical: *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*

GENERAL COMMENTS

Trusses showed no major defects or damage at the time of inspection.
 The sheathing in the attic is covered with a radiant barrier and not visible for inspection.



PLUMBING

WATER SERVICE **Main Shut-off Location:** In the garage above the water heater

Water Entry Piping: Not visible Copper/Galv. **Plastic*** (PVC, CPVC, Polybutylene, PEX) Lead
Lead Other Than Solder Joints: Yes No Unknown Service entry
Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PEX)
Condition: Satisfactory Marginal Poor
Functional Flow: Satisfactory Marginal Poor *Water pressure over 80 psi (60psi)*
Pipes, Supply/Drain: *Corroded* *Leaking* *Valves broken/missing*
 Dissimilar metal **Cross connection:** Yes No
Drain/Waste/Vent Pipe: Cast iron PVC ABS
Condition: Satisfactory Marginal Poor
Support/Insulation: N/A Type: Not Visible
Traps Proper P-Type: Yes No *P-traps recommended*
Functional Drainage: Satisfactory Marginal Poor
Gas Line: N/A Copper Brass Black iron Stainless steel CSST Not visible
Condition: Satisfactory Marginal Poor *Recommend plumber evaluate*

MAIN FUEL SHUT-OFF LOCATION On the side exterior wall N/A

WATER HEATER #1

Brand name: Rheem **Serial #:** W461621155
Type: Gas Electric
Capacity: Tankless Approx. age: 4 year(s) **Combustion Air Venting Present:** Yes No N/A
 Seismic restraints needed: Yes No N/A Expansion Tank/Device
T&P Valve: Yes No **Extension proper:** Yes No *Missing* *Recommend repair*
Vent Pipe: N/A Satisfactory Pitch proper *Improper* *Rusted* *Recommend repair*
Condition: Satisfactory Marginal Poor Drain Pan Not routed to Exterior

GENERAL COMMENTS

Satisfactory



HEATING SYSTEM

HEATING SYSTEM

#1 Brand Name: Lennox (1st and 2nd floor furnace) Approximate age: 4 year(s) Unknown
 Model #: EL180GH070E36B-02 Serial #: 5916C16097

#2 Brand Name: Comfortmaker (3rd floor heat pump) Approximate age: 3 year(s) Unknown
 Model #: FEM4X2400CL Serial #: A172074338

Energy Source: Gas LP Oil Electric

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit

Heat Exchanger: N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*

Enclosed combustion

Combustion Air Venting Present: N/A Yes No

Controls: Disconnect: Yes No Normal operating and safety controls observed

Distribution: Metal duct Insulated flex duct Cold air returns Duct board *Asbestos-like wrap*

Flue Piping: N/A Satisfactory Rusted Improper slope *Safety hazard*

Filter: Standard 16x25x4 & 16x21x1 Satisfactory Needs replacement Missing

When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested

Heat Pump: N/A Aux. electric Aux. gas

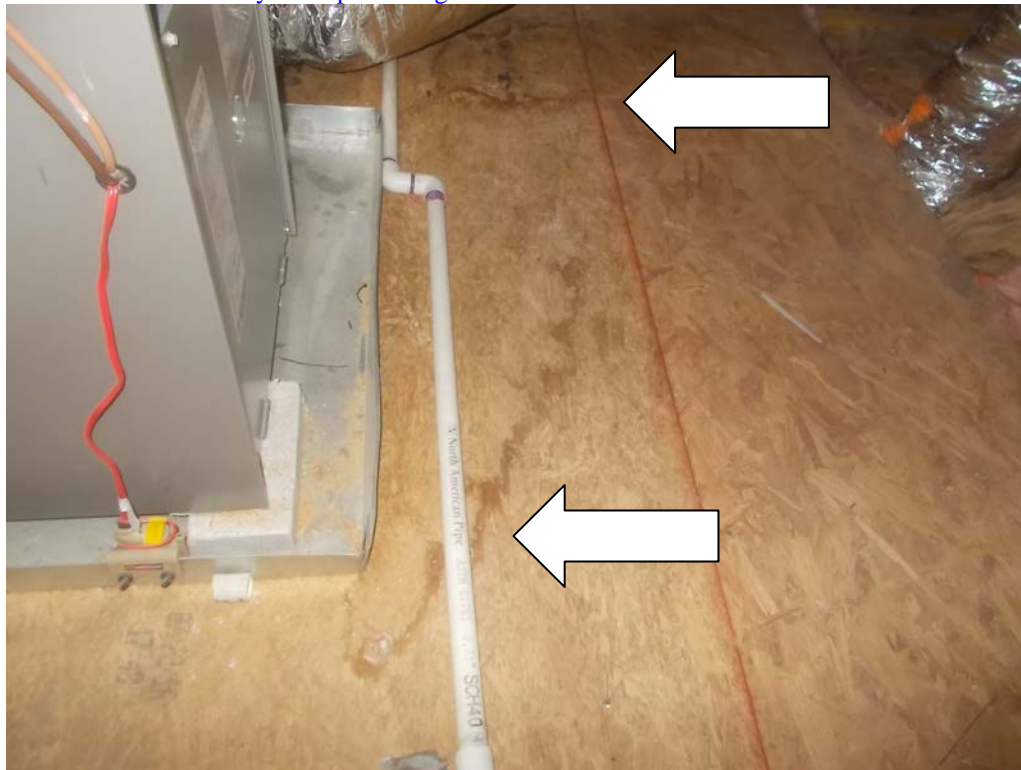
#1 – System Condition: Satisfactory Marginal Poor Recommended HVAC Technician Examine

#2 – System Condition: Satisfactory Marginal Poor Recommended HVAC Technician Examine

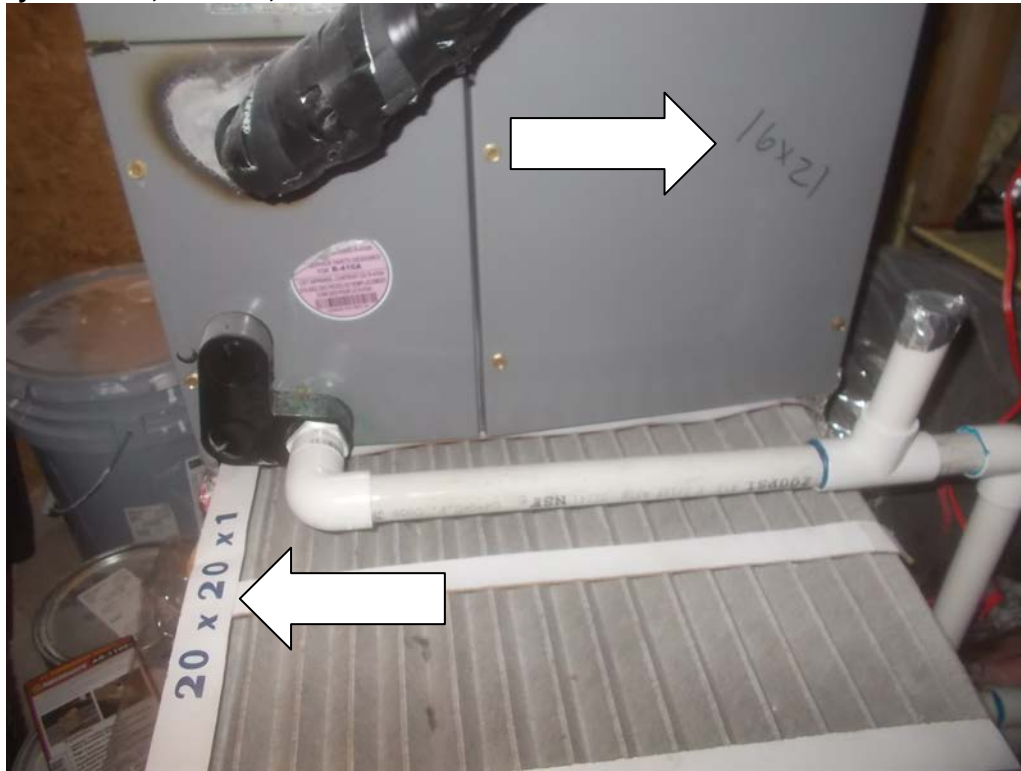
System Not Operated Due To: Exterior temperature Thermostat Inoperable

GENERAL COMMENTS

Furnace was in normal working order at the time of the inspection.
 The furnace should be serviced once a year to make sure it operates safely.
 Heat pump was in normal working order.
 The heat pump should be serviced each year as part of regular maintenance.



Moisture stains on the floor in the attic around the main floor HVAC system which is also above the Jack & Jill bathroom



The heat pump filter is dirty and the wrong size



The furnace air filter is dirty and needs to be replaced



COOLING SYSTEM

EXTERIOR A/C

UNIT #1:

Brand: **Lennox** Model #: **14ACXS036-230A20** Approximate age: **4 yrs.**
Outside Disconnect: Yes No Maximum fuse/breaker rating: **30 Amp** Fuses/breakers installed: **30 Amp**
Level: Yes No *Cabinet/housing rusted* *Improperly sized breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
 Damaged Refrigerant Line *Insulation/Damaged/Missing* Replace
Condition: Satisfactory Marginal Poor Proper Clearance (air flow) Yes No

EXTERIOR A/C - HEAT PUMP

UNIT #2:

Brand: **Comfortmaker** Model #: **N4H424GKG101** Approximate age: **3 yrs.**
Outside Disconnect: Yes No Maximum fuse/breaker rating: **25 Amp** Fuses/breakers installed: **30 Amp**
Level: Yes No *Cabinet/housing rusted* *Improperly sized breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
 Damaged Refrigerant Line *Insulation/Damaged/Missing* Replace
Condition: Satisfactory Marginal Poor Proper Clearance (air flow) Yes No

A/C UNIT Central system Wall Unit

Energy Source: Electric Gas
Unit Type: Air cooled Water cooled Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Inadequate Support
Condensate Line/Drain: To exterior To pump Floor drain
Operation: Differential 17°F (1st and 2nd floor)
 Difference in temperature (split) should be 14-22° Fahrenheit
Condition: Satisfactory Marginal Poor *Recommend HVAC technician examine/clean/service*
 Not operated due to exterior temperature

A/C UNIT Central system Wall Unit

Energy Source: Electric Gas
Unit Type: Air cooled Water cooled Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Inadequate Support
Condensate Line/Drain: To exterior To pump Floor drain
Operation: Differential 20°F (3rd floor)
 Difference in temperature (split) should be 14-22° Fahrenheit
Condition: Satisfactory Marginal Poor *Recommend HVAC technician examine/clean/service*
 Not operated due to exterior temperature

GENERAL COMMENTS

A/C units operated properly.
 The air conditioner(s) should be serviced once each year to make sure it continues to operate normally.



ELECTRICAL

MAIN PANEL Location: Garage Condition: Satisfactory Marginal Poor

Adequate Clearance to Panel: Yes No Amperage: 200 Volts 120/240 Breakers Fuses

Appears Grounded: Yes No Not visible Panel Not Labeled

GFCI Breaker: Yes No **Operable:** Yes No Missing Wire Connectors/ Panel Inserts

AFCI Breaker: Yes No **Operable:** Yes No (1) Not tested

MAIN WIRE: Copper Aluminum Not visible *Double tapping of the main wire*

Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok®**

BRANCH WIRE: Copper **Aluminum*** Not visible NoOx Missing

Condition: Satisfactory Poor *Recommend electrician evaluate/repair*

Non-Metallic BX cable Conduit *Knob & tube*

Double tapping *Wires undersized breaker*

Panel not accessible Not evaluated Reason:

SUB PANEL(S) None apparent

Location 1: Panel not accessible Not evaluated Reason:

Location 2: Copper Aluminum

Location 3: Copper Aluminum

Neutral/ground separated: Yes No Neutral isolated: Yes No *Safety hazard*

Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals*

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

Condition: Satisfactory Marginal Poor Open grounds Reverse polarity

GFCIs not operating *Solid conductor aluminum branch wiring circuits*

Ungrounded 3-prong receptacles Missing/Damaged Covers

*Recommend electrician evaluate/repair**

SERVICE ENTRY Underground Overhead *Weather head/mast needs repair*

EXTERIOR ELECTRICAL

Exterior receptacles: Yes No *Overhead wires too low*

GFCI present: Yes No **Operable:** Yes No *Safety Hazard*

Reverse polarity *Open ground(s)* *Recommend GFCI Receptacles*

Condition: Satisfactory Marginal Poor *Missing Covers*

GENERAL COMMENTS

[See summary page about electrical issues.](#)



ARC fault breakers are 110 degrees



ARC fault breaker for the vent hood cooktop does not trip when tested

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 structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is 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 level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty 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 you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.