

Complete Home Inspections

Home Systems Inspected:

Structure, Roof, Interior, Exterior, Plumbing, Electric, Heating & Air, Insulation & Ventilation,
Extra Services: Radon Testing and Mold Evaluation, Swimming Pools
20 Years Experience in Home Construction
Inspections Performed to **NACHI** Standards
Licensed and Insured

Steve Clarkson 770-598-8639



This Inspection Report Prepared
Exclusively for

Home Buyer

Somewhere

Georgia

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Home Buyer
Inspection Site: Somewhere in Georgia

Dear Home Buyer,

At your request, a visual inspection of the above referenced property was conducted on . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. I have listed below any of the issues I observed during the inspection. Please take time to review the report in full.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and methods at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

ITEMS TO BE CONSIDERED

EXTERIOR WALLS:

The vent flap on the outside vent on the rear of the home appears to be stuck open. This can lead to moisture and animal entry.

I recommend this be repaired.

GARAGE DOOR(S):

A piece of the stone work between the doors has been secured with silicon. The stone is loose.

I recommend cleaning and re-attaching with an exterior adhesive.

FRONT PORCH/DECKS:

The stone steps have some loose stones and the mortar has started to crack and is loose. The steps have settled a little.

I recommend this be repaired by a qualified mason.

SIDE PORCH:

Some of the mortar is cracked and loose.

I recommend this be repaired by a qualified mason.

GUTTERS & DOWNSPOUTS:

There was a nail coming out of gutter. This is very common for this type of gutter system.

I recommend removing nail, applying sealant and re-inserting nail.

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SWITCHES & OUTLETS:

The basement outlets in the unfinished part of the basement are not ground fault protected. I recommend these be repaired by a qualified electrician.

AIR CONDITIONING (behind the units):

The condensation line is too close to the foundation wall. I recommend extending the condensate line out 2-3 feet from the foundation to prevent water from running down the foundation wall.

WINDOWS:

The small window over the bath tub in the upper bath room is broken. I recommend this be repaired.

VENTILATION:

Unit vents to the outside of the home. The fan was tested and would not operate at first. It did operate after several attempts.

BEDROOMS SUMMARY:

The front left bedroom door, bottom hinge was loose. Repair as required.

BATHROOM SUMMARY:

The entry door to the basement bathroom is not aligned and rubs when closing. Repair as required.

Jetted Tub:

One of the faucet handles on the master tub was loose. Tighten as needed.

Thank you for selecting Complete Home Inspections to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me at 770-598-8639.

Sincerely,

Steve Clarkson
Chief Inspector

COMPLETE HOME INSPECTIONS

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INSPECTION CONDITIONS

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of this inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, out buildings, efficiency measurements of any equipment, underground drainage or sprinklers, any systems which are shut down or otherwise secured; water quality; intercoms; security systems; or building code conformity. Any general comments about these systems and conditions are informational only.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

CLIENT & SITE INFORMATION:

Date Of Inspection:

June, 2013.

Time Of Inspection:

09:00 AM.

Client Name:

Home Buyer.

Inspection Site:

Somewhere.

Inspection Site City/State/Zip:

Georgia.

CLIMATIC CONDITIONS:

Weather:

Partly Cloudy.

Soil Conditions:

Dry.

Outside Temperature:

80-90.

UTILITY SERVICES:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

OTHER INFORMATION:

Area:

The home was in a suburb, occupied by current home owner.

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HOMESITE

HOMESITE VIEWS:

Front Of Home:



One Side Of Home:



Rear Of Home:



Other Side Of Home:



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HOME, GROUNDS, WALKS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

BUILDING CHARACTERISTICS:

Estimated Age Of Home:

Built in approximately 2002.

Building Type:

1 family.

Stories:

The home is 2 stories.

Space Below Grade:

The basement is full size, The basement was finished.

DRIVEWAY:

Condition:

Appears to be in good condition.

Common cracks were observed in the driveway. These are primarily a cosmetic concern. No immediate action is recommended, however I suggest sealing all cracks in surfaces to prevent water penetration as routine maintenance.

If the cracks shift or widen over time, further evaluation would be required.



SIDEWALKS AROUND HOME:

Type:

Stone.

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Condition:

Appears to be in good condition. On going inspection of mortar joint and cracking is recommended.

GRADING:

Site:

Stair step site, Grade at foundation appears to be sloped acceptably to allow water to run away from the home.

LANDSCAPING:

Condition:

Maintained.

RETAINING WALLS:

Type:

The retaining wall is of masonry type construction.



Condition:

Appears to be in good condition. Cracks noted are typical.

If the cracks shift or widen over time, further evaluation would be required.

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EXTERIOR STRUCTURE

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

Siding Type:

Wood siding, Stone.

Condition:

Appears to be in good condition overall.

Additional Comments:

The vent flap on the outside vent on the rear of the home appears to be stuck open. This can lead to moisture and animal entry.

I recommend this be repaired.



TRIM:

Material:

Wood.

Condition:

Appears to be in good condition overall.

Exterior Doors and Windows:

Wood, Appears to be in good condition overall.

CHIMNEY:

Material:

There were three separate chimneys. The exterior of the chimneys was of wood.

Condition:

Chimney exterior appears to be in good condition, exterior metal finish is worn, Spark arresters noted.



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GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

Location:

Attached, under main home roof system, Three car garage.



ROOF:

Condition:

Same as house, Appears to be in good condition.

FLOOR:

Condition:

Typical cracks noted. I recommend sealing cracks with an epoxy or sealant. Floor is not fully visible, due to stored items.

CEILING/WALLS:

Condition:

The ceiling and walls appear to be in good condition overall.

GARAGE ELECTRICAL:

Condition:

GFCI tested ok.



GARAGE DOOR(S):

Condition:

Appears to be operational, in good condition, Wall door opener - operational, Safety features of door was tested and was found satisfactory.

Comments:

A piece of the stone work between the doors has been secured with silicon. The stone is loose. I recommend cleaning and re-attaching with an exterior adhesive.

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PORCHES, DECKS

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FRONT PORCH/DECKS:

Type:

Stone.



Condition:

Appears to be in good condition overall.

Front Steps Condition:

The stone steps have some loose stones and the mortar has started to crack and is loose. The steps have settled a little.

I recommend this be repaired by a qualified mason.



PATIO:

Type:

The patio is covered and the base is of stone.

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Condition:

Appears to be in good condition, Cracks noted are typical. I recommend sealing the cracks with a good cement crack repair/epoxy.

If the cracks shift or widen over time, further evaluation would be required.



SIDE PORCH:

Type:

The side porch is covered and constructed of wood and stone.



Condition:

Appears to be in good condition overall.

Some of the mortar is cracked and loose.

I recommend this be repaired by a qualified mason.

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PATIO/DECK COVER:

Type:

Open design.



Condition:

Appears to be in good condition.

The ceiling fan was tested and was operational.



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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

Style:

Hip.

Type:

Composition shingles.

Roof Access:

Viewed from the ground.

Covering Status:

Appears to be in good condition/within useful life.

Roof Venting:

Plain vents, An automatic exhaust vent was present.

GUTTERS & DOWNSPOUTS:

Type & Condition:

There are full, complete gutters on the home. There was a nail coming out of gutter. This is very common for this type of gutter system.

I recommend removing nail, applying sealant and re-inserting nail.



Comments:

It appears the gutter to the right of the front door has overflowed and caused some staining on the stone.



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ATTIC

ATTIC AND INSULATION:

Accessibility And Condition:

Attic is full size, over most of the home, Attic framing is conventional framing style. Accessible, Ventilation is provided.



Attic Entry:

The entrance to the main attic space is a pull down ceiling stair system. There are several areas of attic space in the bedrooms.



Pull Down Stairs:

The stair system to the attic appears to be in good condition. The attic stairs do have a form of insulation to reduce heat loss.

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Insulation Type & Condition:

Fiberglass- Blown, Appears to be in good condition, 13 inches.

Roof Venting:

An automatic exhaust vent was present.

The fan was operational.



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BELOW GRADE

BASEMENT:

Accessibility:

Basement is fully accessible, Basement is partially finished.



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Basement Condition:

Appears to be clean, clear of any noted problems, Stairs and handrail serviceable, Basement door appears serviceable.

Type of Walls:

Poured concrete.

Wall Condition:

Walls appear to be in good condition, Most of the basement walls are hidden and can not be inspected.

Beams:

Appears to be in good condition.

Floor Joists:

Appear to be in good condition.

Floor:

Appears adequate and in good condition.

Additional Comments:

I always recommend the use of a dehumidifier in below grade areas. This helps reduce moisture.



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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

Type & Condition:

Underground, Appears serviceable and in good condition, Circuit breakers.



Service Amperage:
200 amp service.

ELECTRICAL PANELS:

Main Panel Location:

The main panel is located in the basement.



Main Panel Comments:

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The panel interior appears to be in good condition, Labeled OK, Circuit and wire sizing correct so far as visible, Grounding system is present.

Subpanel Location:

The sub panel is located next to the main panel.



Subpanel Breaker:

The sub panel main breaker size in amps is, 90.

Sub Panel Comments:

No problems observed, Labeled OK, Circuit and wire sizing correct so far as visible, Grounding system is present.

Comments:

The hot tub has an additional sub-panel on the exterior rear corner of the home.

This panel is on a 50 amp breaker in the sub panel.

The power line goes from this sub panel to a point inside the case of the hot tub.



CONDUCTORS:

Entrance Cables:

Aluminum- OK.

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Branch Wiring:
Copper.

SWITCHES & OUTLETS:

Condition:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Electrical System Comments:

Due to the type of wall switch used when the home was constructed, the rocker clip inside the switch gets a little worn. Eventual replacement of the switch might be required.

The basement outlets in the unfinished part of the basement are not ground fault protected.

I recommend these be repaired by a qualified electrician.



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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Builders in many cases install the minimum sized air conditioning to reduce costs. This makes it very difficult for the units to cool on the hottest of days. Normal service and maintenance is recommended on a yearly basis.

HEATING SYSTEM #1 DESCRIPTION AND CONDITION:

Location Of Heat Unit:

Furnace is located in the basement.
This unit is for the master bedroom.



Manufacturer:

Carrier.

Model

58PAV070-08.

Serial

1701A63932.

Primary Unit:

Unit is operational and appears to be in good condition.

Unit Age:

Manufacture date is 04/2001.

Input in BTU's:

65,000 btu's.

Burners/Heat Exchangers:

Burner Flame(s) appear typical.

Pump/Blower Fan:

Operational.

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Combustion Air:

Appears adequate.

Air Conditioner Coil:

Appears serviceable.

Air Plenum:

Appears serviceable.

Air Filters:

There was a filter present and it appears to have been maintained.

Filter Size:

14x25x1.

HEATING SYSTEM #2 DESCRIPTION AND CONDITION:

Location Of Second Heat Unit:

Furnace is located in the attic.

This unit is for the master bedroom portion of the main living level.



Manufacturer:

Carrier.

Model #

58PAV090-14.

Serial #

3601A57883.

Primary Unit:

Unit is operational and appears to be in good condition.

Unit Age:

Manufacture date is 8/2001.

Input in BTU's:

85,000 btu's.

Burners/Heat Exchangers:

Burner Flame(s) appear typical.

Pump/Blower Fan:

Operational.

Combustion Air:

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Appears adequate.

Air Conditioner Coil:

Appears serviceable.

Air Plenum:

Appears serviceable.

Air Filters:

There was a filter present and it appears to have been maintained.

Filter Size:

14x25x1.

HEATING SYSTEM #3 DESCRIPTION AND CONDITION:

Location Of Third Heat Unit:

Furnace is located in the basement.

This unit is for the rest of main living level.



Manufacturer:

Carrier.

Model #

58PAV070-12.

Serial #

3601A66586.

Primary Unit:

Unit is operational and appears to be in good condition.

Unit Age:

Manufacture date is 08/2001.

Input in BTU's:

65,000 btu's.

Burners/Heat Exchangers:

Burner Flame(s) appear typical.

Pump/Blower Fan:

Operational.

Combustion Air:

Appears adequate.

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Air Conditioner Coil:

Appears serviceable.

Air Plenum:

Appears serviceable.

Air Filters:

There was a filter present and it appears to have been maintained.

Filter Size:

14x25x1.

HEATING SYSTEM #4 DESCRIPTION AND CONDITION:

Location Of Fourth Heat Unit:

Furnace is located in the basement.

This unit is for the basement area.



Manufacturer:

Carrier, heat pump.

Model #

FB4ANF024.

Serial #

0402A57884.

Primary Unit:

Unit is operational and appears to be in good condition.

Unit Age:

Manufacture date is 04/2002.

Unit Size in Tons:

The unit is a 2 ton unit.

Pump/Blower Fan:

Operational.

Air Plenum:

Appears serviceable.

Air Filters:

There was a filter present and it appears to have been maintained.

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Filter Size:
14x20x1.

AIR CONDITIONING #1:

Location:
On the exterior, side of home, Left unit.
This unit is for the master bedroom area.



Type:
Central, Electric.

Manufacturer:
Carrier.

Model #
38CKC024340.

Serial #
0702E05535.

Power Source:
220 Volt, Electrical disconnect present.

Breaker Size:
The maximum allowed breaker size according to the manufacturer is 20 amps.
The actual breaker size at the disconnect is 20 amps.

Unit Age:
Manufactured Date 07/2002.

Capacity Of Unit:
2 ton unit.

System Condition:
Appears operational.

Condensate Line:
Condensate line installed.

Coolant Lines:
Coolant lines appear to be in good condition and are well wrapped with the proper insulation.

AIR CONDITIONING #2:

Location:
On the exterior, side of home, Left, Middle unit.
This unit is for the rest of the main living area.

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Type:

Central, Electric.

Manufacturer:

Carrier.

Model #

38CKC042340.

Serial #

0702E05376.

Power Source:

220 Volt, Electrical disconnect present.

Breaker Size:

The maximum allowed breaker size according to the manufacturer is 40 amps.
The actual breaker size at the disconnect is 40 amps.

Unit Age:

The manufacture date is 07/2002.

Capacity Of Unit:

3.5 ton unit.

System Condition:

Appears operational.

Condensate Line:

Condensate line installed.

Coolant Lines:

Coolant lines appear to be in good condition and are well wrapped with the proper insulation.

AIR CONDITIONING #3:

Location:

On the exterior, side of home, Right, Middle unit.
This unit is for the rest of main living level.



Type:

Central, Electric.

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Manufacturer:

Carrier.

Model #

38CKC030330.

Serial #

3701E04381.

Power Source:

220 Volt, Electrical disconnect present.

Breaker Size:

The maximum allowed breaker size according to the manufacturer is 25 amps.

The actual breaker size at the disconnect is 25 amps.

Unit Age:

Manufactured Date 09/2002.

Capacity Of Unit:

2.5 ton unit.

System Condition:

Appears operational.

Condensate Line:

Condensate line installed.

Coolant Lines:

Coolant lines appear to be in good condition and are well wrapped with the proper insulation.

AIR CONDITIONING #4:

Location:

On the exterior, side of home, Right unit.

This unit is for the basement area.



Type:

Central, Electric.

Manufacturer:

Carrier.

Model #

38YCC024300.

Serial #

4801E06798.

Power Source:

220 Volt, Electrical disconnect present.

Breaker Size:

The maximum allowed breaker size according to the manufacturer is 20 amps.

The actual breaker size at the disconnect is 20 amps.

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Unit Age:

Manufactured Date 11/2001.

Capacity Of Unit:

2 ton unit.

System Condition:

Appears operational.

Condensate Line:

The condensation line is too close to the foundation wall. I recommend extending the condensate line out 2-3 feet from the foundation to prevent water from running down the foundation wall.



Coolant Lines:

Coolant lines appear to be in good condition and are well wrapped with the proper insulation.

DUCTWORK:

Type:

Insulated sheet metal, Fiberglass Ductboard, Flexible Round.

Ducts/Air Supply:

Appears adequate and in good condition.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

Material:

Could not determine.

Main Water Cut Off Location:

Basement.



SUPPLY LINES:

Material:

Copper.

Condition:

Appears serviceable.

WASTE LINES:

Material:

Plastic.

Condition:

Water lines appear to be in good condition even though they are not all fully visible.

HOSE FAUCETS:

Operation:

Sample operated, appeared serviceable.

DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER:

Type:

Gas.

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Manufacturer:

State Select.

Model#

PR650NBRT.

Serial#

E02115869.

Unit Age

Original to the home.

Size:

50 Gallons.

Location:

Basement.

Condition:

Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, Expansion tank is present at the other water heater.

SECOND WATER HEATER:

Type:

Gas.

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Manufacturer:

State Select.

Model#

PR650NBRT.

Serial#

E02310543.

Unit Age

Original to the home.

Size:

50 Gallons.

Location:

Basement.

Condition:

Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, Expansion tank is present.

FUEL SYSTEM:

Meter Location / Condition:

The meter is located at the exterior. The system appears to be in operational condition.



HOT TUB:

Comments:

The hot tub motor, heater, blower and light was operational at the time of the inspection.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage and/or fire. This inspection only looks at the damper, and the visual condition of the firebox.

DOORS:

Main Entry Door:

Appears operable, no problems noted, Door Bell is operational.

Other Exterior Doors:

French, Atrium, Standard side/rear door, Appears functional.

Interior Doors:

The interior doors appear to be solid doors. Appears to be functional.

WINDOWS:

Type & Condition:

The windows are mainly constructed of wood. The windows are insulated. A representative sampling was taken. Windows as a grouping are generally operational.

The small window over the bath tub in the upper bath room is broken.

I recommend this be repaired.



Window Screens:

Most of the windows have screens and they appear to be in good condition. There were some extra screens located in the basement.

INTERIOR WALLS:

Material & Condition:

Drywall, General condition appears serviceable.

CEILINGS:

Type & Condition:

Drywall, General condition appears serviceable.

FLOORS:

Type & Condition:

Carpet, Wood, Tile, General condition appears good.

STAIRS & HANDRAILS:

Condition:

Interior stairs are adequate and in good condition, Stair handrail is properly attached.

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FIREPLACE/WOOD BURNING DEVICES:

First Location:

There is a fireplace in the bedroom.



Unit Type:

Prefabricated metal, Gas Logs present.

Unit Condition:

The unit appear to be in good condition. Damper is operational.

Second Unit Location:

There is a fireplace in the family room.



Unit Type:

Prefabricated metal, Wood gas starter noted.

Unit Condition:

The unit appear to be in good condition. Damper is operational, Gas valve is present at hearth, Recommend cleaning and inspection before use.

Third Unit Location:

There is a fireplace in the living Room.



Unit Type:

Prefabricated metal, Wood gas starter noted.

Smoke detectors are tested by the use of the check button that is present on each unit. Units over eight feet from the floor are not checked unless there is a way present of reaching them.

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I always recommend replacing all smoke detector batteries immediately and then replacing them all on the first day of each year

SAFETY DETECTORS:

Smoke Detector Conditions:

Smoke alarms responded to test button operation.

I did not see any in the basement area. I recommend at least two in the basement.

Carbon Monoxide Detector

Conditions:

None found. I recommend proper Carbon monoxide detectors be installed in appropriate locations.

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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation.

Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.

Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.

Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

KITCHEN:



KITCHEN SINK:

Type And Condition:

The sink appears to be stainless steel, The sink appears to be in good condition, Faucet is functional, no leakage observed, Hand sprayer is serviceable.

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Comments:

The water filter was tested and was operational.



GARBAGE DISPOSAL:

Condition:

Unit is operational, Wiring appears serviceable.

RANGE/COOK TOP AND OVEN:

Separate Cooktop:

Gas, Electric ignition, Appears serviceable.



Separate Oven Unit:

The Oven is a separate unit. Appears serviceable.

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VENTILATION:

Type And Condition:

Unit vents to the outside of the home. The fan was tested and would not operate at first. It did operate after several attempts.



REFRIGERATOR:

Type And Condition:

Electric, Ice Maker line is present, Refrigerator appears to be operational.

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DISHWASHER:

Condition:

The unit was run and appears operational.



INTERIOR COMPONENTS:

Counters:

Solid Surface counters were in place. Appear serviceable.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Under Cabinet Lighting:

The lighting was tested and was operational.

Electrical:

There are GFCI outlets in the kitchen. They were tested and are OK.

Microwave:

Microwave was tested and was operational.

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LAUNDRY:

Location:

The laundry room is located in a hallway to the garage.



Condition:

Plumbing appears operable, 220 Service-operational, Dryer venting is provided.
I recommend the venting be serviced and cleaned at least once per year.

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BEDROOMS

BEDROOMS SUMMARY:

Bedroom Locations:

There was a master bedroom downstairs and four additional bedrooms upstairs. Plus a bonus room.

Entry Doors:

Satisfactory - The entry doors to the bedrooms are as I expected, and are all functional.

The front left bedroom door, bottom hinge was loose.

Repair as required.



Closets:

Satisfactory - The closets are functional and of average size.

Walls:

Satisfactory - The walls in the bedrooms appear to be satisfactory.

Ceilings:

The ceilings are as they should be.

Lights And Switches.

Satisfactory - The lights and switches were functional at the time of the inspection.

Ceiling Fans:

The ceiling fans were tested and performed properly.

Electrical Outlets:

Satisfactory - The outlets tested are correctly wired and grounded.

Heat Sources:

There are heat vents to the bedrooms. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detectors:

There were not smoke detectors noted in the bedrooms.

I recommend installing one in each bedroom.

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BATHROOM

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM SUMMARY:

Bath Location Summary:

There was a bathroom and a master bath downstairs, and three bathrooms upstairs. There was a bathroom in the basement.

Entry Doors:

Satisfactory - The entry doors to the bathrooms are as I expected, and are all functional.

The entry door to the basement bathroom is not aligned and rubs when closing.

Repair as required.

Condition Of Sinks:

All sinks appear to be in good condition. Drain was tested and functioned as it should. Counters/cabinets appear serviceable.

Condition Of Toilet:

The toilets were tested and operated properly.

Tub/Shower Plumbing

Fixtures:

All fixtures operated as they should. Shower head functioned properly. Drain appears serviceable.

Tub/Shower And Walls:

Tub and shower areas appeared as they should. Shower walls appeared as they should. Enclosure operated properly.

Bath Ventilation:

Ventilation is adequate.

Jetted Tub:

The tub was tested and was operational. The Jetted tub had a Ground Fault Protector and it was tested and operated properly .

The reset for the GFCI is located in the main panel.

One of the faucet handles on the master tub was loose.

Tighten as needed.



Electrical:

There are GFCI outlets in the bathrooms. They were tested and are OK.

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OTHER COMMENTS ON THE HOME

PEST CONTROL:

Termite:

There appeared to be a form of termite bait system in place.

I recommend for all homes to have the home on a continuous termite treatment program.

I understand there was past termite damage in the dining area. I did not see any signs of activity.



Pest Control:

There was a Pest Ban system installed in the home.



OUTSIDE SPRINKLER SYSTEM::

Location:

There was an outside sprinkler system noted in the garage.

This system was not inspected, it is beyond the scope of the inspection.



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CENTRAL VACUUM:

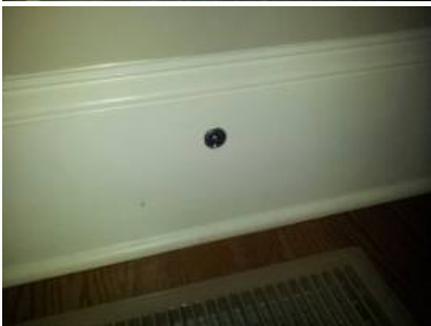
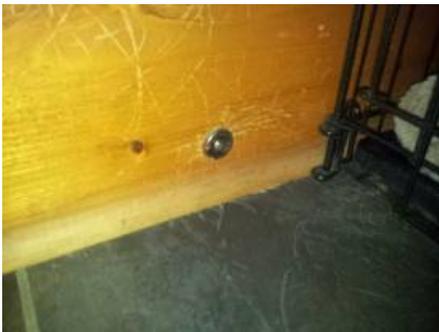
Comments:

There was a central vacuum system in place. The tools were present, the canister was tested and was operational. I did not test each vacuum plug.



COMMENT:

There were several door stops missing.



COMMENT:

Low voltage lighting present, not inspected.

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COMMENT:

There was an operational outside pond. The electrical was on a GFCI outlet.



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ROOM VIEWS

I generally take pictures of some of the rooms to show the condition at the time of the inspection.

Room Views:



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