



Inspection Report

Sample Report

Property Address:
115 Maple Ct SW
Hiram GA 30048



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view the resources tab and select Home Maintenance Manual Access code: 3006



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Date: 9/12/2017	Time: 2:00 PM	Report ID: 925
Property: 115 Maple Ct SW Hiram GA 30048	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (S) = Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Fair (F) = Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

Poor (P) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Applicable (NA)= Did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Buyer Agent, Customer

Type of building:

Single Family (2 story)

Approximate age of building:

47 Years

Temperature:

75 Degrees

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

No

General Summary



Customer
Sample Report

Address
115 Maple Ct SW
Hiram GA 30048

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Fair

Noted settling at brick chimney. Previous repairs made but additional settling may have occurred. Recommend evaluation by a qualified foundation technician/engineer.

1.3 Roof Drainage Systems

Poor

Noted rust at left side gutters, recommend repair by a qualified contractor.

2. Exterior



2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Fair

(1) Perhaps not required when the house was built but today, newer safety measures have been implemented for fall safety purposes. The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 36 inches. Recommend repair by a qualified contractor.

(2) Deck has weathered significantly, recommend sealing/repair by a qualified contractor.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**Fair**

- (1) Cracking noted at driveway-trip hazard; repair as required.
- (2) Cracking noted at walkway-trip hazard; repair as required.
- (3) Settling at front entrance sidewalk, recommend repair by a qualified contractor
- (4) Water ponding at driveway, recommend repair by a qualified contractor to prolong life of the concrete.

3. Garage**3.0 Garage Ceilings****Fair**

Excessive moisture can indicate a leak, recommend repair by a qualified plumbing contractor

3.1 Garage Walls (including Firewall Separation)**Fair**

Discoloration noted at garage walls, no mold sampling was done in this scope of work, recommend repair by a qualified mold/mildew contractor

3.4 Occupant Door (from garage to inside of home)**Fair**

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

4. Interiors**4.3 Steps, Stairways, Balconies and Railings****Fair**

Loose handrail at main level, recommend repair by a qualified contractor

5. Structural Components**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Fair**

- (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.
- (2) Excessive moisture at rear masonry wall, recommend repair by a qualified plumbing contractor

6. Plumbing System**6.0 Plumbing Drain, Waste and Vent Systems****Fair**

The toilet is loose at floor at the main level bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures**Fair**

- (1) Main level bathroom faucet leaks, recommend repair by a qualified plumbing contractor
- (2) Pinhole leak at water supply at basement, recommend repair by a qualified plumbing contractor

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**Fair**

The water heater was functional at the time of inspection, but is beyond normal design life (5-10 years); anticipate replacement needs. Water heaters can fail at 5 years or they can last 15 years; numerous factors affect the water heater performance from water quality, maintenance or amount of usage. Recommend monitoring for older units.

7. Electrical System**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Poor**

More than two wires in one lug may dissipate heat inadequately and not allow the breaker to trip. This is considered a safety hazard until repaired. Recommend repair by a qualified electrical contractor.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**Fair**

Perhaps not required when house was built but today, GFCI protection is required for outlets within 6 ft of water supply. This includes kitchen countertops, bathrooms, basements, laundry rooms, garages and exterior outlets. Recommend installation by a qualified electrical contractor for safety purposes.

7.7 Smoke Detectors**Fair**

Smoke detectors not operational. Recommend repair for fire safety purposes. The design life of a smoke detector is 10 years. Recommend upgrading to photo-electric technology for faster detection response time. Recommend installation by a qualified person.

7.8 Carbon Monoxide Detectors**Fair**

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

8. Heating / Central Air Conditioning**8.0 Heating Equipment****Fair**

Heating system rated fair due to age and absence of service maintenance records. Recommend service and regular maintenance.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.

8.7 Cooling and Air Handler Equipment**Fair**

(2) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

9. Insulation and Ventilation

9.0 Insulation in Attic

Fair

Trails noted at insulation; cannot determine if rodents are active or previous. Recommend evaluation by a qualified technician.

9.2 Venting Systems (Kitchens, Baths and Laundry)

Fair

- (1) Dryer vent does not vent to the outside, recommend routing to the outside for moisture control
- (2) Vent fan at main level bathroom is not operational, recommend repair by a qualified contractor for moisture control
- (3) The Exhaust fan does not vent to outside at the upstairs bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

9.3 Ventilation Fans and Thermostatic Controls in Attic

Poor

Mechanical fan not operational during inspection. A mechanical fan provides adequate ventilation. Recommend repair by a qualified contractor.

11. Septic System

11.0 Septic Field

Fair

The location of the drain field area of septic was visually inspected. There were no signs of failure or blockage and the grounds appear normal. Inspector did not visually locate the septic nor was the tank and drain lines inspected for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 3-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		S	F	P	NA	Styles & Materials
1.0	Roof Coverings		•			Roof Covering: Asphalt/Fiberglass 9-11 Years
1.1	Flashings	•				Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations		•			from: Ground w/binoculars
1.3	Roof Drainage Systems			•		Sky Light(s): None
S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable		S	F	P	NA	Chimney (exterior): Brick

Comments:

1.0 Shingle damage at front entrance at downspout, recommend repair by a qualified roofing contractor.



1.0 Item 1(Picture) Damage

1.2 Noted settling at brick chimney. Previous repairs made but additional settling may have occurred. Recommend evaluation by a qualified foundation technician/engineer.



1.2 Item 1(Picture) Settling

1.3 Noted rust at left side gutters, recommend repair by a qualified contractor.



1.3 Item 1(Picture) Rust

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



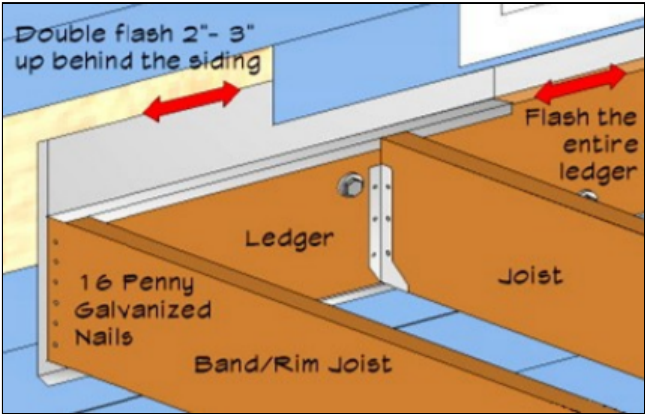
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		S	F	P	NA	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Style: Lap Brick
2.1	Doors (Exterior)	•				Siding Material: Hardboard Brick veneer
2.2	Windows	•				Exterior Entry Doors: Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings		•			Appurtenance: Covered porch Deck
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)		•			Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				

S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable

Comments:

2.3 (1) Perhaps not required when the house was built but today, newer safety measures have been implemented for fall safety purposes. The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 36 inches. Recommend repair by a qualified contractor.



2.3 Item 2(Picture) Attachment

2.3 Item 1(Picture) Attachment

(2) Deck has weathered significantly, recommend sealing/repair by a qualified contractor.



2.3 Item 3(Picture) Weathered

2.4 (1) Cracking noted at driveway-trip hazard; repair as required.



2.4 Item 1(Picture) Cracks

(2) Cracking noted at walkway-trip hazard; repair as required.



2.4 Item 2(Picture) Crack

(3) Settling at front entrance sidewalk, recommend repair by a qualified contractor



2.4 Item 3(Picture) Settling

(4) Water ponding at driveway, recommend repair by a qualified contractor to prolong life of the concrete.



2.4 Item 4(Picture) Ponding

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		S	F	P	NA	Styles & Materials
3.0	Garage Ceilings		•			Garage Type: Attached
3.1	Garage Walls (including Firewall Separation)		•			Garage Door Type: One automatic
3.2	Garage Floor	•				Garage Door Material: Wood
3.3	Garage Door (s)		•			Auto-opener
3.4	Occupant Door (from garage to inside of home)		•			Manufacturer: Overhead Door
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable

SFPA

Comments:

3.0 Excessive moisture can indicate a leak, recommend repair by a qualified plumbing contractor



3.0 Item 1(Picture) Excessive Moisture



3.0 Item 2(Picture) Excessive Moisture

3.1 Discoloration noted at garage walls, no mold sampling was done in this scope of work, recommend repair by a qualified mold/mildew contractor



3.1 Item 1(Picture) Discoloration

3.3 Noted moisture damage along bottom panel of garage door, recommend repair by a qualified garage door contractor.



3.3 Item 1(Picture) Moisture Damage

3.4 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture) Not Fire Rated

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		S	F	P	NA	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Gypsum Board
4.1	Walls	•				Wall Material: Gypsum Board Paneling
4.2	Floors	•				Floor Covering(s): Laminate Carpet Vinyl
4.3	Steps, Stairways, Balconies and Railings		•			Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)		•			Window Types: Single pane Double-hung Storm windows
4.5	Doors (representative number)		•			Cabinetry: Wood
4.6	Windows (representative number)	•				Countertop: Laminate
S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable		S	F	P	NA	

Comments:

4.3 Loose handrail at main level, recommend repair by a qualified contractor



4.3 Item 1(Picture) Loose

4.4 Damage at counter at main level/upper level bathroom

4.4 Item 1(Picture) Damage Main/Upper

4.5 Surface damage at front bedroom door, recommend repair as desired

4.5 Item 1(Picture) Damage

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		S	F	P	NA	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•			Foundation: Masonry block Method used to observe
5.1	Walls (Structural)	•				Crawlspace: No crawlspace
5.2	Columns or Piers	•				Floor Structure: Wood beams Wood joists
5.3	Floors (Structural)	•				Wall Structure: Wood
5.4	Ceilings (Structural)	•				Columns or Piers: Steel Columns
5.5	Roof Structure and Attic	•				Roof Structure: Stick-built Plywood Roof-Type: Moderate Slope Method used to observe attic: Walked Attic info: Scuttle Hatch Pull Down stairs

S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable

Comments:

5.0 (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Item 1(Picture) Elevated Moisture (75%)

(2) Excessive moisture at rear masonry wall, recommend repair by a qualified plumbing contractor



5.0 Item 2(Picture) Elevated Moisture (79%)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		S	F	P	NA	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems		•			Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures		•			Plumbing Water Supply (into home): Copper
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents		•			Plumbing Water Distribution (inside home): Copper
6.3	Main Water Shut-off Device (Describe location)	•				Plumbing Waste: PVC ABS
6.4	Main Fuel Shut-off (Describe Location)	•				Septic/Sewer: Septic
S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable		S	F	P	NA	Water Heater Power Source: Natural Gas (quick recovery) Water Heater Capacity: 40 Gallon (1-2 people) Manufacturer: GE Water Heater Age: Design Life 5-10 Years 12-14 Years Water Heater Location: Basement

Comments:

6.0 The toilet is loose at floor at the main level bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 1(Picture) Loose

6.1 (1) Main level bathroom faucet leaks, recommend repair by a qualified plumbing contractor



6.1 Item 1(Picture) Valve Leak

(2) Pinhole leak at water supply at basement, recommend repair by a qualified plumbing contractor



6.1 Item 2(Picture) Leak



6.1 Item 3(Picture) Leak

6.2 The water heater was functional at the time of inspection, but is beyond normal design life (5-10 years); anticipate replacement needs. Water heaters can fail at 5 years or they can last 15 years; numerous factors affect the water heater performance from water quality, maintenance or amount of usage. Recommend monitoring for older units.

6.3 The main shut off is the knob located in the basement on the front wall. This is for your information.

6.4 The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

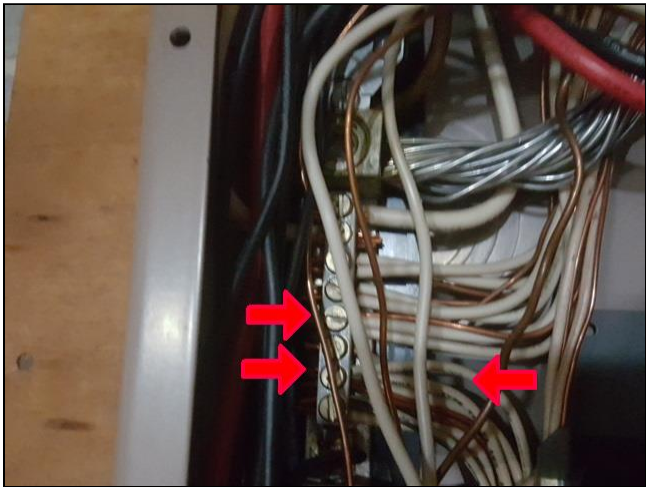
7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		S	F	P	NA	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service Panel capacity: 150 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: Cutler Hammer Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels			•		
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure		•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors		•			
7.8	Carbon Monoxide Detectors		•			
S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable		S	F	P	NA	

Comments:

7.1 More than two wires in one lug may dissipate heat inadequately and not allow the breaker to trip. This is considered a safety hazard until repaired. Recommend repair by a qualified electrical contractor.

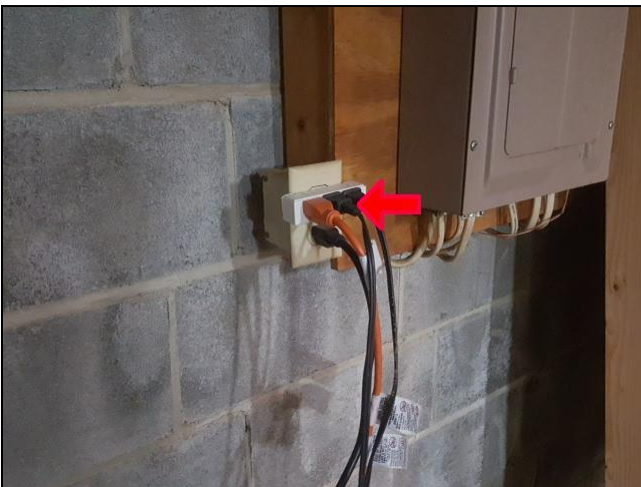


7.1 Item 1(Picture) Multiple Wires

7.3 Sink light not operational, recommend repair by a qualified contractor

7.3 Item 1(Picture) Not Operational

7.4 Perhaps not required when house was built but today, GFCI protection is required for outlets within 6 ft of water supply. This includes kitchen countertops, bathrooms, basements, laundry rooms, garages and exterior outlets. Recommend installation by a qualified electrical contractor for safety purposes.



7.4 Item 1(Picture) Not GFCI



7.4 Item 2(Picture) Not GFCI



7.4 Item 3(Picture) Not GFCI

7.6 The main panel box is located at the basement.

7.7 Smoke detectors not operational. Recommend repair for fire safety purposes. The design life of a smoke detector is 10 years. Recommend upgrading to photo-electric technology for faster detection response time. Recommend installation by a qualified person.



7.7 Item 1(Picture) Not Operational

7.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		S	F	P	NA	Styles & Materials
8.0	Heating Equipment		•			Heat Type: Electric heat
8.1	Normal Operating Controls	•				Heat System
8.2	Automatic Safety Controls	•				Manufacturer: CARRIER
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heating Equipment Age: Design Life 10-15 Years 13-15 Years
8.4	Presence of Installed Heat Source in Each Room	•				Heating Energy Source: Natural gas
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Number of Heat Systems
8.6	Gas/LP Firelogs and Fireplaces		•			(excluding wood): One
8.7	Cooling and Air Handler Equipment		•			Ductwork: Insulated and Non-insulated
8.8	Normal Operating Controls	•				Filter Type: Disposable
8.9	Presence of Installed Cooling Source in Each Room	•				Filter Size: 20x25
S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable						Types of Fireplaces: Vented gas logs
						Operable Fireplaces: One
						Cooling Equipment Type: Air conditioner unit
						Central Air Manufacturer: CARRIER
						Cooling Equipment Age: Design Life 10-15 Years 13-15 Years
						Cooling Equipment Energy
						Source: Electricity
						Number of AC Only Units: One

Comments:

8.0 Heating system rated fair due to age and absence of service maintenance records. Recommend service and regular maintenance.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a

qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.

8.6 Glass door at chimney detached, recommend repair by a qualified contractor



8.6 Item 1(Picture) Detached

8.7 (1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

Cooling system rated fair due to age and absence of service maintenance records. Recommend service and regular maintenance.



8.7 Item 1(Picture) Tube Deterioration

(2) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		S	F	P	NA	Styles & Materials
9.0	Insulation in Attic		•			Attic Insulation: Batt Fiberglass 10"-11"
9.1	Ventilation of Attic and Foundation Areas	•				Ventilation: Soffit Vents Passive
9.2	Venting Systems (Kitchens, Baths and Laundry)		•			Exhaust Fans: Fan only
9.3	Ventilation Fans and Thermostatic Controls in Attic			•		Dryer Power Source: 220 Electric Gas Connection Dryer Vent: Metal Floor System Insulation: NONE

S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable

Comments:

9.0 Trails noted at insulation; cannot determine if rodents are active or previous. Recommend evaluation by a qualified technician.



9.0 Item 1(Picture) Trails

9.2 (1) Dryer vent does not vent to the outside, recommend routing to the outside for moisture control



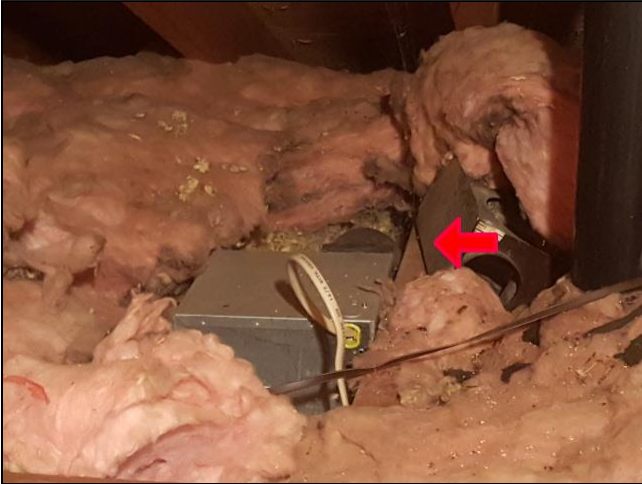
9.2 Item 1(Picture) Dryer Vent

(2) Vent fan at main level bathroom is not operational, recommend repair by a qualified contractor for moisture control



9.2 Item 2(Picture) Not Operational

(3) The Exhaust fan does not vent to outside at the upstairs bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.



9.2 Item 3(Picture) Vent into Attic

9.3 Mechanical fan not operational during inspection. A mechanical fan provides adequate ventilation. Recommend repair by a qualified contractor.



9.3 Item 1(Picture) Not Operational

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

10.0 Unit operated during inspection but rated fair due to age.

10.1 Unit operated during inspection but rated fair due to age.

10.3 Unit operated during inspection but rated fair due to age.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Septic System

		S	F	P	NA	Styles & Materials
11.0	Septic Field		•			Septic Tank: Not Inspected (Below ground)
		S	F	P	NA	

S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable

Comments:

11.0 The location of the drain field area of septic was visually inspected. There were no signs of failure or blockage and the grounds appear normal. Inspector did not visually locate the septic nor was the tank and drain lines inspected for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 3-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.