



# Confidential Inspection Report

LOCATED AT:  
4000 Sample Ridge Lane  
Cumming, Georgia 30028

PREPARED EXCLUSIVELY FOR:  
Sample Report

INSPECTED ON:  
Monday, August 21, 2017



Inspector: Robert Conley ASHI #257097 NACHI #16052017  
Conley Home Inspections, LLC  
8189 Willow Tree Way, Alpharetta, GA 30005



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Monday, August 21, 2017  
Sample Report  
4000 Sample Ridge Lane  
Cumming, Georgia 30028

Dear Sample Report,

Enclosed is your report for the property inspection conducted for you on Monday, August 21, 2017 at:  
4000 Sample Ridge Lane  
Cumming, Georgia 30028

The report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully and completely. In the opinion of the inspector, the more significant items that have higher repair priority are shown in RED text and are included in the Summary portion at the end of the report. If there is anything you would like me to explain, or if there is other information you would need, please feel free to call me. I would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

**UP** = Upgrade recommended, but not required.

**MO** = Monitor conditions over time and seek expert opinion and make repairs if changes worsen.

**MA** = Maintenance issues that can be corrected regularly by the owner, handy-man, or qualified contractor.

**SA** = An unsafe/hazardous condition that should be corrected as soon as possible by a qualified or licensed contractor.

**RE** = A condition requiring evaluation, advice, service, repair or replacement as soon as possible by a qualified and licensed contractor.

**DE** = A defective and potentially serious issue that should be repaired or corrected immediately by a qualified and licensed contractor.

**NE** = An appliance, unit or material that is near the end of its average useful life expectancy and will likely need replacement in the near future.

Thank you for the opportunity to be of service to you.  
Sincerely,



Inspector, Robert Conley ASHI #257097 NACHI #16052017  
Conley Home Inspections, LLC  
8189 Willow Tree Way, Alpharetta, GA 30005



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## General Information

**Scope** - The purpose of a home inspection is to observe, identify and report to the client significant deficiencies in a clear-cut, unbiased and neutral manner and give a status review of the property's conditions at the time of the inspection. During the inspection, I attempt to identify major problems, although minor items may also be noted. This inspection is a non-invasive examination of readily accessible and visible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or specific state standards. In compliance, the report is subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the ASHI web site. I have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

**Limitations** - In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. With few exceptions exceptions, no building component in the home is fully visible. For example, inside walls, a heat exchanger inside the furnace, under attic insulation, under flooring materials, and inner working components of appliances, just to name a few. In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present, but were concealed or inaccessible for observation. With additional access and an opportunity for inspection, further reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

The home inspection is generally a visual inspection, but may be supported with advanced instrumentation when needed. For some building components, only a representative sample are observed such as windows and electrical outlets in areas that are accessible. No destructive testing or dismantling of components is performed. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. Inspectors do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. Inspectors do not test for environmental hazards or the presence of any potentially harmful substance unless separately agreed and purchased.

Inspectors do not review plans, permits, recall lists, and/or government or local municipality documents. These items may be present but are not reviewed. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website under advanced search or [wemakeitsafer.com](http://wemakeitsafer.com) using the model and serial numbers provided herein.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair, safety and upgrade recommendations are important and need attention. This report is a "snapshot" of the conditions of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow. I cannot determine if or when an item will experience failure. Therefore, I cannot be held responsible for future failure.



**Current Priority Conditions** - Recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list some items that have higher priority in RED text that are included in the Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report to understand all deficiencies. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

**Use of Reports** - If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. I do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. The contractual relationship is only to the person(s) purchasing our report/service. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

**Inspection Agreement** - By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard pre-inspection agreement which was provided to you via email and with this report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which I may be liable, you must notify me and give me a reasonable opportunity to re-inspect the property prior to repairing the defect.

**Time is of the Essence** - Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. I understand the serious nature of real estate transactions and attempt to make reasonable recommendations that will provide value and protect my clients. A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. I am not responsible for the lack of further required investigations not completed prior to the end of the contingency period.

**Repairs** - Where defects are noted, you may decide to engage a handyman however, I recommend you engage licensed professionals with experience and expertise in that specific trade. In addition to licensing, I also suggest that you research each contractor thoroughly and use available contractor reference services. After further investigation by a qualified contractor, identified defects may be more serious than previously thought at the time of the inspection. The client is advised to obtain quotes for repairs from contractors they have personally selected, and repairs should be made prior to the sale of the home so any increase in scope will be known prior to closing. I can perform a repair verification to ensure repairs were made properly, but I strongly advise you to obtain proper documentation (with warranty language clearly outlined) from each contractor performing the work as I can not guarantee the workmanship of any contractor that you select.

**Risk** - A home inspection is designed to offer the home buyer additional information that help will reduce, but not eliminate risk and assist in making the buying decision. Not all improvements or issues will be identified during this inspection, and unexpected repairs should still be anticipated. A common rule of thumb is to budget approximately 1% of the home's value each year beginning at the time of possession for maintenance and unexpected repairs. This inspection is not technically exhaustive and should not be considered a warranty, insurance policy, or guarantee of any kind.

## Property Information

### HOME INFORMATION

1: - The home is located within Forsyth County and Ridgebrook Subdivision



2: - Home Usage: Single-family residence

3: - According to the listing and other components in the home, the house was built around 1998 or approximately 19 years old

4: - The size of the home was approximately 2,202 square feet as stated by the Internet Listing

5: - The Home includes 4 bedrooms and 3.5 bathrooms

6: - Architectural Style: Traditional

7: - Foundation type: Raised concrete foundation forming a basement with slab on grade floor and garage

8: - Number of Stories: 2 plus basement

9: - The front of the home approximately faces Southeast

10: - The homesite was located at an elevation of approximately 1,100 feet above sea level

11: - Throughout the Report the Inspector will describe the specific locations of the home from front, left, right or rear sides as though viewing the home from the front door which is the primary access and faces the street



12: - Other elevation pictures shown for reference





### **AT THE TIME OF INSPECTION**

- 13:** - The Inspection observation started approximately at 9AM and ended 1PM
- 14:** - The home was occupied by the sellers, who were absent from the home during the inspection
- 15:** - The buyer's agent attended the latter portion of the inspection
- 16:** - The buyer's agent did not attend the inspection
- 17:** - The seller and seller's agent did not attend the inspection

### **WEATHER CONDITIONS**

- 18:** - Over the course of this inspection the temperature was estimated to be between 80 and 90°F
- 19:** - During the inspection the weather was sunny with scattered clouds

### **GROUND/SURFACE SOIL CONDITION**

- 20:** - At the inspection, the ground was dry

### **UTILITIES**

- 21:** - All utilities were on at the time of the inspection

### **EXCLUSIONS/LIMITATIONS/DISCLAIMERS**

- 22:** - The inspector makes no representations as to the extent or presence of code violations, nor warrant the legal use of this building. This information may be obtained from the local building and/or zoning department
- 23:** - There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. The inspector recommends the client or their representative review all appropriate public records.

## **Site & Grounds**

*Site and grounds include items such as topography, yards, grading, drainage, vegetation, public works, driveway, walkways, retaining walls, fencing, irrigation systems and outbuildings. The inspector notes function and conditions of these items. The ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches in the first 10 feet from the foundation to prevent destructive*

*water conditions into the home. Recommend asking the seller about any water problems or conditions from rain water run off or gutter downspout problems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way surface water is managed and repair/clean/add subsurface underground drains as needed.*

## **BASIC IDENTIFYING INFORMATION**

**24:** - General lot topography: Moderately sloped

**25:** - Site grading: Generally sloped away from structure

## **GRADING**

**26:** - Excluding any listed items, the overall grading of the lot appeared to properly and adequately drain excess surface water and roof runoff water away from the structure.

## **DRAINAGE**

**MO RE 27:** - Soil erosion that extended laterally under the driveway approximately 8 feet was observed on the left side of the driveway near the garage. Recommend filling void with concrete or gravel to provide supporting grade below driveway.





## DRIVEWAY

**MO MA RE 28:** - Common cracks were observed in the concrete driveway and are mostly of a cosmetic nature. Cracks can be sealed to prevent moisture intrusion and erosion, but not required. However, a small section on the left side driveway edge was found cracked off and concrete repair at this location is recommended.



## WALKWAYS

**SA RE 29:** - The front concrete walkway had a raised section approximately 1 inches at the joint creating a trip hazard. It appears settlement is the cause. Recommend patching joint, replace section, or jack section to create a smooth transition.



## VEGETATION

MO MA

**30:** - Recommend the trees limbs overhanging the roof at the left side of the home be trimmed back approximately 12 feet to prevent wind damage to the roofing surfaces, abrasion, debris accumulation, moss growth, wild life from climbing on the roof and to allow free flow of roof runoff.



## FENCING

**31:** - The fences and gates appear to be properly installed and were in serviceable condition. Note, gates require regular maintenance to stay in working order.

## Foundation & Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. The inspector makes no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

## Basement & Framing

### BASIC IDENTIFYING INFORMATION

**32:** - Foundation type: Raise perimeter foundation walls creating a basement area with poured concrete slab on grade basement and garage

**33:** - Foundation material: Poured concrete

**34:** - Mudsill: Bolted to foundation

**35:** - Wall system: Wood stud walls

**36:** - Open web trusses joists over walls



## ACCESS

**37:** - The basement is a 'walk-out' and is accessible from both an interior stair and the exterior door.

## BASEMENT FOUNDATION

**MO 38:** - A common concrete foundation settlement type crack was observed at the left basement cornerwall. The inspector did not see this condition as needing immediate repairs, but does recommend the crack be monitored. If future ongoing movement is observed to 1/4 inch gap or displacement, then further engineering review and evaluation would then be recommended.



## WALLS

**MO 39:** - Hairline and/or small cracks, within normal tolerances, are present at the exterior left side foundation wall. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation wall. No action is indicated.





## FLOOR

**RE 40:** - Two joist hangers were found missing at both ends of a joist below the stair landing in the basement and requires installation for support.



## Exterior

*The exterior consist of the cladding on the exterior walls, trim around doors, windows, eaves and soffits as well as porches, decks, guardrails and patios. The materials of these elements are identified including the their condition, proper installation and serviceability. The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement.*

### BASIC IDENTIFYING INFORMATION

- 41:** - Primary exterior wall covering: Vinyl siding
- 42:** - Secondary exterior wall covering: Cement Fiber Board "Hardie Plank"
- 43:** - Primary exterior window material: Metal frame
- 44:** - Trim Materials identified:
  - Fascia/Frieze - Metal
  - Soffit/Eave/Rake - Vinyl
  - Cladding/Facade - Vinyl
  - Windows - Metal
  - Doors - Wood

### VINYL SIDING

**45:** - Excluding any listed items below, the vinyl siding appears to be properly installed and in good condition.

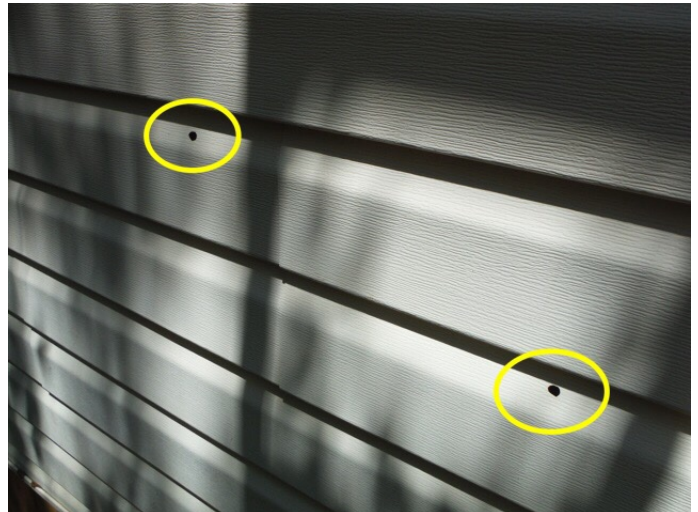
**RE 46:** - Vinyl siding rippling or unevenness was observed at right side of the house appearing to be caused by the front porch settlement and at the front of the home above the right garage.



**MA RE 47:** - Small areas of vinyl siding were found punctured and require sealing or replacement at the rear of the home near the A/C unit, at the left side of the home in several locations and at the front adjacent to both garage doors.



Rear



Left side





Left side



Adjacent to Garages

### TRIM - CLADDING, DOOR & WINDOW

**RE 48:** - Metal trim damage and dents were found at the lower sections of garage door openings of both garage doors, both sides.



**MA RE 49:** - Previously damaged/decayed wood trim with repairs was observed at the lower trim of the front entrance door.



**MA 50:** - Unsealed caulking gaps requiring sealant were observed at the rear right and left corners of the vinyl trim / concrete foundation junctions.





**MA** 51: - Slightly loose metal fascia covering was observed at the front gable rake above the garage.



**MA RE** 52: - Approximately 6 window shutters were found damaged / melted at their top and require replacement.



### CAULKING/PAINT/STAIN

**MA 53:** - A rusting/corroding gas main pipe requiring rust inhibiting paint was observed at the right side of the home.



### VENT COVERS

**RE 54:** - A bent vent termination cover and unsealed at the bottom, requiring repair or replacement was observed at the rear of the home above the deck.



## MISCELLANEOUS

**RE 55:** - Recommend installing flexible sealant around the A/C pipe set wall penetration found at the rear of the home to prevent moisture and insect intrusion.



## PORCH

**RE DE 56:** - The front porch has visibly settled at its support post on the right side, likely due to soil erosion around the post and/or an undersized post footing. Recommend a licensed contractor evaluate and provide advice and services for correction.





**MA RE 57:** - The two far left front porch joists were found without ledger strip support and will require joist hanger support brackets.



## DECK

**MA 58:** - Several loose decking boards requiring re-fastening (preferably with deck screws) were found at the left side deck.



**SA RE 59:** - Although ledger board flashing was visible along the ledger board at the rear deck there were sections that were observed deteriorated, indicating the metal gauge may have been undersized and the entire flashing may need replacing.



**SA RE DE 60:** - The rear deck swayed side to side when tested indicating the deck requires additional lateral support. The deck outer banding joist was not bearing on the center support post as a 1/4 inch gap was visible. Recommend advice and services of a qualified deck contractor. Recommend adding mechanical attachment (brackets) between the rear deck support posts and the outer band joist framing. Recommend adding lateral support (diagonal bracing) at the two outside posts along the deck sides. Recommend adding metal brackets at diagonal bracing connections as needed. Recommend adding additional diagonal X-bracing under joists as needed to stabilize deck.





**UP 61:** - At least two of the rear deck posts were connected to their footings with a metal pedestal type bracket. Soil contact was visible at all three posts. Recommend pouring concrete around all post bases to prevent soil contact and future moisture damage problems.



## GUARD RAILINGS

**SA RE 62:** - Guard railings were found loose at the right side of the deck. Recommend that guard railings be reinforced with two bolts per post and deck strong ties in accordance with present standards. Note, current deck standards require a deck post every 6 feet. The front porch right guardrail post was found loose and requires tighten. Note, it appears the front porch stairs / walkway have settled slightly as the stairs were slightly tilted.



## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do*

*not constitute a warranty that the roof is, or will remain, free of leaks.*

## Asphalt Composition Shingle Roof

### BASIC IDENTIFYING INFORMATION

63: - Location: Covers whole house

64: - Roof style: Gable

65: - Roof slope: Medium

66: - Material: Asphalt composition shingles

67: - Layers: Single layer

68: - Age: Approximately 1 year old

69: - Connections and penetrations: Sealed with a combination of metal, rubber and mastic seals

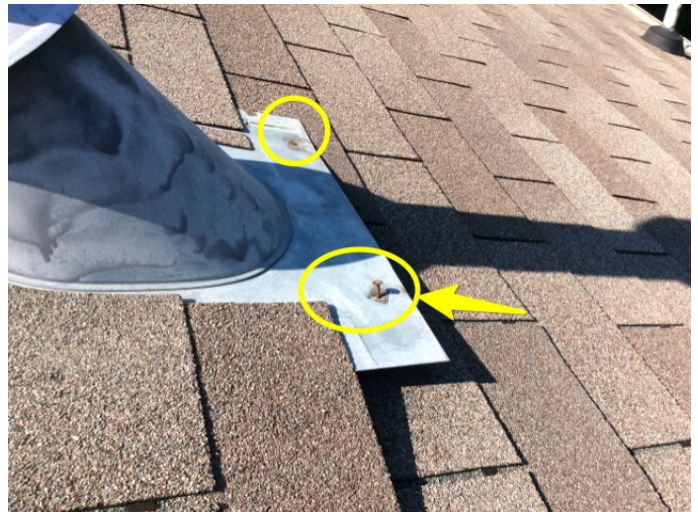
70: - Roof drainage system: Gutters and downspouts

### INSPECTION METHOD

71: - The inspection of this roof was conducted from the roof surface. The inspector walked upon the surface of the roof where the pitch was not too steep and visually examined the accessible roofing components.

### SURFACE

**MA RE** 72: - Exposed and unsealed roof nail fasteners requiring sealant were observed at the plumbing vent boot flashings, and metal gas vent flashings that also had a lifted nail.





**MA 73:** - Recommend cleaning leaves from roof valley on the left side of the home to prevent shingle damage over time.



#### EDGE FLASHING

**RE 74:** - Drip edge flashing was not visibly installed at the perimeter rakes and eaves of the home. Drip edge flashings are required in accordance with industry standards as of 2014.



## GENERAL COMMENT

**75:** - GREAT NEWS! Excluding any listed maintenance and repair items, the overall visible roofing surface, chimney cricket, and roof / attic ventilation were observed to be in serviceable condition at the time of the inspection. If connected to the Internet, a video is available that shows a 360° view of the roof.



## Roof Gutters

### GUTTERS

**MA 76:** - The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life. Also, gutters typically require resealing miter joints and end caps every 6 to 8 years.

**MA 77:** - The roof gutters were found filled with debris on the left side of the home which should be removed to ensure proper drainage.





## DOWNSPOUTS

**UP MO MA 78:** - A roof gutter downspout turnout elbow was missing at the front left corner. Recommend adding extension pipes to all roof gutter downspouts to move water at least 10 feet away from the home's foundation.



**MA RE 79:** - A detached roof gutter downspout strap requiring correction was observed at the rear left corner of the home.



## Attic

*The attic contains the roof and ceiling framing with insulation and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. The inspector visually examines the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*



## BASIC IDENTIFYING INFORMATION

- 80:** - Ceiling and Roof Framing: Engineered Trusses  
**81:** - Roof Sheathing material : Oriented Strand Board  
**82:** - Ventilation type: Soffit and Ridge Vents

## ACCESS/ENTRY

- 83:** - The attic access was located in the hall second-floor  
**84:** - Insulation and decking conceals some portions of the attic, limiting access and preventing complete inspection.

## PEST CONTROL

- RE 85:** - A bat was visible in the gable end vent louvers on the front of the home and bat guano was visibly in the lower section of this gable end vent. Recommend cleaning by a professional, repair screen if needed and add a 2nd screen to the outside of the louvers to prevent bats from nesting between the louvers.



## GENERAL COMMENT

- 86:** - GREAT NEWS! The overall roof/attic trusses, lateral bracing and roof decking were observed to be in serviceable condition at the time of the inspection.



## Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. The visual inspection includes review to determine if these features are present in representative locations and the inspector may offer suggestions for upgrading. Review of insulation with regard to energy savings is based upon uniformly insulated or insulated to current standards. Most all homes could benefit from energy conservation upgrades and its suggested that you consult professionals regarding such.*

### **BASIC IDENTIFYING INFORMATION**

**87:** - Wall Insulation Type: Fiberglass Batt - not accessible

### **ATTIC INSULATION**

**88:** - The level of insulation approximately 12 inches in the attic would appear to provide about R-25 insulating value. This provides good resistance to heat transfer by present standards. Note, the R-value is less where attic flooring is installed.



## FLOOR INSULATION

**MA RE 89:** - A section of fiberglass batts insulation was found missing and requires replacement in the basement rear center area. Based on dry moisture stains on the wood, there appears to have been a leak or water event from the kitchen above. Recommend inquiring with the Home Owner's as to the cause.



## ENERGY SAVING ITEMS

- 90:** - Programmable setback clock thermostat: Installed
- 91:** - Insulated glass doors: Installed
- 92:** - Insulated glass windows: Installed
- 93:** - Door weatherstripping: Installed
- 94:** - Window weatherstripping: Installed
- 95:** - Fireplace damper: Installed

## GENERAL CONSERVATION

- 96:** - Low Flow Shower Heads: None Installed
- 97:** - Low Flow Toilets: None Installed
- 98:** - Hot Water Piping Insulation: None Installed
- 99:** - Water Heater Hot Piping Insulation: None Installed
- 100:** - Duct Insulation: Installed where visible



## Chimney & Fireplace

### **BASIC IDENTIFYING INFORMATION**

**101:** - Exterior chimney material: Vinyl located at the left side of the home



**102:** - Type of fireplace: Prefabricated Gas Logs located in the family room

### **FIREPLACE**

**103:** - The fireplace gas logs operated when tested and the fireplace appears to be properly installed, in serviceable condition with no signs of excessive or unusual wear.



- MA SA 104:** - Recommend installing a damper stop safety clamp at the family room fireplace to always keep the damper partially open when using gas log fireplaces required to prevent carbon monoxide poisoning.



- RE 105:** - A crack was observed at the family room fireplace hearth extension.



### Garage/Carport

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Garage doors are operated, tested and hardware is inspected. Often the presence of storage and personal property limits full view and inspection*

#### **BASIC IDENTIFYING INFORMATION**

- 106:** - Garage Type: Attached  
**107:** - Door to Interior Type: Metal fire rated  
**108:** - Vehicle Doors Type and Number: Rollup 2 Doors  
**109:** - Automatic Openers No. of Units: 2

## GARAGE DOORS

**RE** 110: - Dents were found in the lower metal panels of both garage doors.



**SA RE DE** 111: - The left garage door right lift cable was found off its pulley system preventing operation and testing of the garage door. Recommend correction/repair by a qualified garage door contractor.





**RE 112:** - Dents in the garage door roller metal track were found at the lower right side of the right garage door. This did not prevent operation, only smooth operation, recommend correction.



#### **GARAGE DOOR OPENER**

**MA SA 113:** - The photoelectric motion sensor devices at the right of the garage door were observed to be mounted higher than the maximum 6" requirement and should be adjusted for safety.





**MA SA 114:** - Required red emergency release ropes and handles were not installed at both garage door automatic opener control arm attachments.



## WALLS

**MA 115:** - Garage wall surfaces were found with small voids or blemished and can be repaired in the course of routine maintenance.



## FLOOR

**MO 116:** - Minor common concrete cracking was observed in the garage floor slab, but no vertical displacement of any portion of the slab. No action is required. Some homeowners install epoxy coating with flakes on the garage floor to cover unsightly cracks and protect surface from stains.



## FIRE SEPARATION

**117:** - The wall between the garage and the living space appears to be of fire resistive construction as required by today's building standards.

## PASSAGE DOOR

**118:** - The door between the garage and the living space appears to be of fire resistive construction as required by today's building standards.

## SMOKE DETECTOR

**UP SA 119:** - There was no smoke detector found in the garage area, although not required in all jurisdictions, for fire safety reasons recommend one is installed.

## Interior

*Review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

## BASIC IDENTIFYING INFORMATION

**120:** - Finished floor material: Carpet, Engineered Wood, Vinyl and Tile

**121:** - Window material: Metal/Aluminum

**122:** - Window type: Single-hung windows

**123:** - Window glazing: Double pane

**124:** - Finished ceiling material: Drywall with stippled finish

**125:** - Finished wall material: Drywall

**126:** - The occupant's belongings and furniture blocked the view of approximately 20% of the floors and walls in the home. Defects and deficiencies may emerge once items are removed.

### DOORS: OVERALL

**127:** - All exterior and interior doors were tested, operated serviceably and appear to be properly installed and in good condition, excluding any listed items listed below.

### DOORS

**RE 128:** - The rear basement exterior door was found rusted / corroded at the metal skin along the bottom edge inside and out. Recommend repairing and painting or replacement.



**MA 129:** - The second floor left center bedroom closet door was observed to rub its frame when tested and requires adjustment.





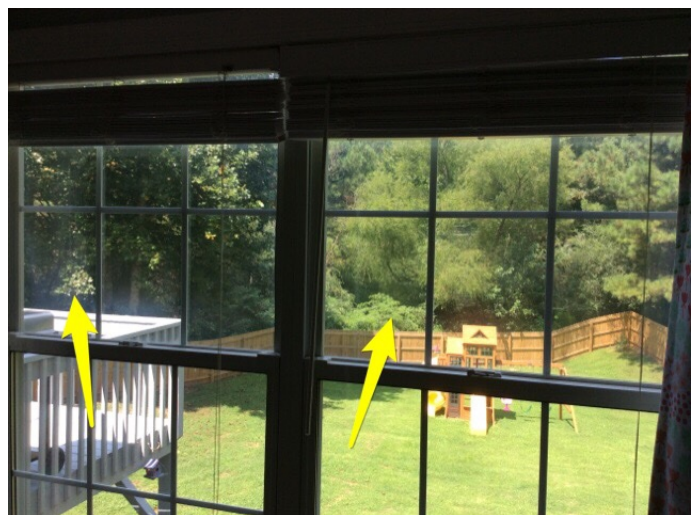
**MA RE 130:** - the second floor rear left bedroom mirror door was found with a small crack in the top left corner and did not slide when tested and requires correction.



## WINDOWS

**RE DE 131:** - Approximately 14 windows were observed with failed thermal seals or "fogged" requiring replacement in the following locations; Master bathtub picture window, second-floor bedroom left side window, second-floor front left bedroom right window, second floor front master bedroom windows, rear deck sliding glass both doors, foyer window, front living room window, rear dining windows, two windows in the family room, and the kitchen window.









## WALLS & CEILINGS

**SA RE 132:** - The sheetrock ceiling in the stairwell to the basement was observed removed and should be replaced for fire safety reasons.





## FLOORS

**RE 133:** - Wood flooring gouges requiring repair and re-finishing were observed in the family room to the left of the fireplace.



**RE 134:** - Wood flooring moisture damage was observed around the main level 1/2 bathroom commode base that will require sanding and re-finishing.



**RE** 135: - A cracked floor tile was observed in the kitchen in front of the dishwasher.



#### RAILINGS

**MA SA RE** 136: - A loose interior wall handrail requiring tightening was observed at interior stairs.



### Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, the inspector does not review appliances, connections, hookups, or venting.*

## BASIC IDENTIFYING INFORMATION

137: - Location of laundry was center hall 2nd floor



## GAS SUPPLY

138: - Gas supply for gas dryers was not provided in the laundry room.

## DRYER VENT

**MA SA** 139: - The dryer vent appears properly installed, in serviceable condition and terminated to the exterior. Recommend cleaning at least annually for fire safety reasons. Also, recommend using a metal dryer vent hose/pipe, rather than a vinyl type dryer vent hose.

## WASHER/DRYER

**UP MA** 140: - As a preventative measure, recommend installation of a washing machine catch pan connected to the provided exterior drain pipe in the laundry room when the laundry room is above or adjacent to finish floors that could have potential damage to surrounding areas in the event of a leak or overflow.





**UP** **141:** - The hookups for the washer and dryer were not tested, but appear to be properly installed and in serviceable condition. Recommend using steel braided washing machine water hoses that are resistant to breakage, rather than other types of washing machine water hoses.

## Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. Built-in appliances are inspected to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

### **BASIC IDENTIFYING INFORMATION**

**142:** - Energy: Gas only behind range, no electrical

**143:** - Ventilation: Exhaust filtered (part of microwave oven) and recirculated into the kitchen

**144:** - Countertop material: plastic laminate

**145:** - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

### **CABINETS**

**MO MA** **146:** - Delaminated veneer requiring repair was observed at the lower edge of the kitchen side cabinet leading into the dining room. It appears there has been a water leak or event in the kitchen at some point. Recommend inquiring with Home Owner as to the cause.



**147:** - The cabinets were found in serviceable and fair condition.

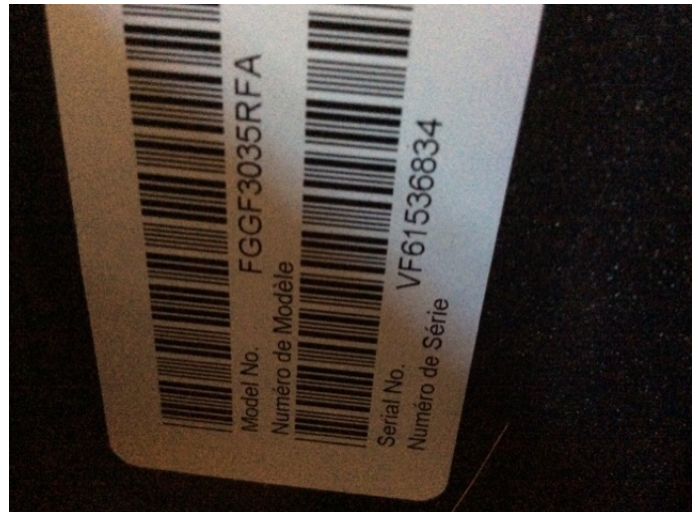
## COUNTERTOPS

**RE 148:** - A small section of damaged countertop edge was observed at the kitchen dishwasher.



## RANGE/STOVE

**149:** - The range top burners, oven and broiler were turned on with the normal operating controls and found to be in satisfactory working condition.



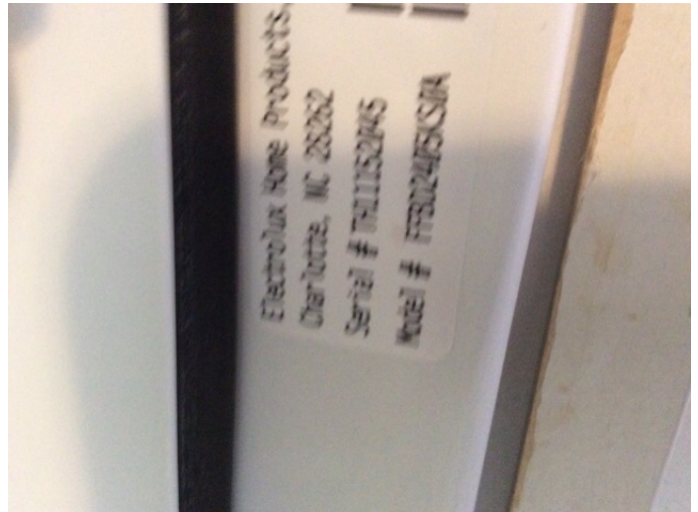


## DISPOSAL

**150:** - This kitchen was not equipped with a waste disposal.

## DISHWASHER

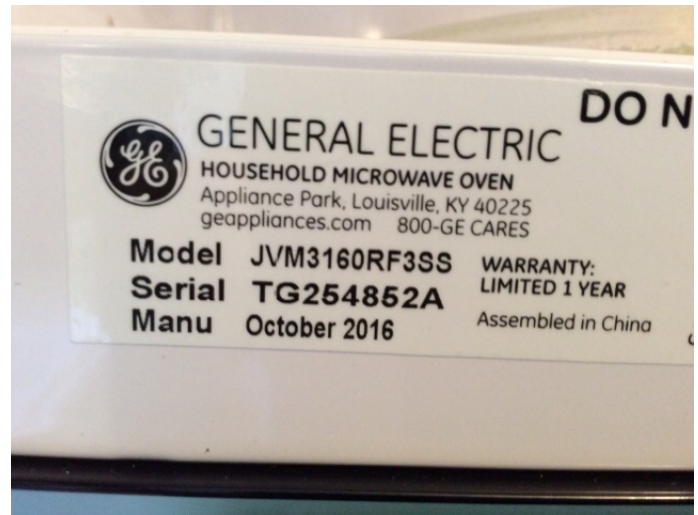
**RE 151:** - The dishwasher responded to normal user controls and was found in serviceable condition.





## MICROWAVE

**152:** - The microwave operated serviceably using normal operating controls at the time of the inspection. Surface lightbulb was burned out at the time of inspection.



## VENT

**MA 153:** - The kitchen microwave wave vent hood operated serviceably when tested recirculation its vent into the kitchen. Note, surfaced light bulbs appeared to be burned out.

## REFRIGERATOR

**154:** - The refrigerator appeared to be operating serviceably at the time of inspection.



## Bathrooms

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. The inspector does not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## BASIC IDENTIFYING INFORMATION

**155:** - Commodes: Ceramic units with a porcelain finish

**156:** - Wash basins: Corian or cultured marble

**157:** - Bathtub: Molded fiberglass

**158:** - Shower walls: Molded fiberglass

## GLASS ENCLOSURE

**159:** - The master bathroom glass shower enclosure was safety labeled and appeared to be in good condition.

**MA 160:** - A deteriorated rubber sweep seal requiring replacement was observed at the bottom of the master bathroom shower door.



## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. The inspector's review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

*The inspector's review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The inspector does not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

## System

### BASIC IDENTIFYING INFORMATION

**161:** - Domestic water source: Public supply per internet listing

**162:** - Main water line: Plastic 3/4"

**163:** - Supply piping: Copper where seen

**MO MA 164:** - Waste disposal: Private on-site septic system according to Internet listing, but the buyer should verify with the county environmental office records as to the location of the septic tank system. A yard clean out was not located, but the main waste line exited the front of the home indication the tank and field lines are likely in the front yard. Also, it is recommended the buyer inquire with the seller concerning the date and record of the last septic cleaning/maintenance service.

**165:** - Waste piping: Plastic PVC where seen

### WATER METER

**166:** - Location of water meter was at the front right of the lot. The video shows the meter not moving while all water is turned off, indicating there were no leaks in the main pipe or supply piping at the time of the inspection.





### **WATER SHUT-OFF LOCATION**

**167:** - The domestic water supply main shut-off valve was located in the front wall in the basement.



### **MAIN SUPPLY**

**168:** - There was no evidence of surface corrosion or leakage at the visible and accessible main supply.

### **REGULATOR**

**169:** - There is a water pressure reducing valve (regulator) installed near the main shut off in order to maintain proper water pressure and it is functioning as designed.

### **WATER PRESSURE**

**170:** - The system water pressure, as measured at the exterior hose bibb, was approximately 70 psi and within normal range of 40-80 psi.



## EXTERIOR PLUMBING

**171:** - The exterior hose bibb spigots operated serviceable when tested. Recommend installing fasteners to secure hose bibb spigots to walls and adding anti-siphon devices for health safety.



## INTERIOR SUPPLY

**172:** - The visible and accessible supply piping generally appears to be properly installed and in good condition.

## CLEANOUT

**173:** - A main waste pipe cleanout was not visible at the front of home. This was not required when the septic system was installed, however, with any upgrades or repairs to the septic system, a cleanout pipe should be installed.

## SUMP PUMP/SEWAGE EJECTOR

**MO RE 174:** - A sewage ejector pump hold tank container was found full of water at the front basement left corner. Recommend water is pumped out of container and monitored for possible water intrusion.



## GENERAL COMMENT

**175:** - Overall the plumbing system appears to be in good serviceable condition.

## Water Heater

### BASIC IDENTIFYING INFORMATION

- 176:** - Unit type: Free standing tank
- 177:** - Location: Laundry area closet
- 178:** - Energy source: Natural gas
- 179:** - Manufacturer: Envirotemp
- 180:** - Capacity: 40 gallons
- 181:** - Age: Unit was dated 2015 or 2 years old



- SA 182:** - Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
- 183:** - Insulation: Yes, installed behind outer jacket

### T/P RELEASE VALVE

- 184:** - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.



## EXPANSION TANK/DEVICE

**RE 185:** - An expansion device, (tank or pressure relief valve) was not located on the cold water supply pipe system necessary for newer water heaters after year 2000, requiring installation by a licensed plumber.



## VENTING

**MA SA 186:** - The water heater gas exhaust vent pipe located in the attic was found too close to a combustible materials (foam attic baffle). Recommend cutting baffle away from around pipe leaving at least 1" clearance.



**SA RE 187:** - Recommend installing required missing screw fasteners on the legs of the gas flue draft hood at the water heater.



#### **INSULATION**

**188:** - There is no insulation blanket installed. Newer water heaters have built-in insulation to meet rigorous conservation standards. Installation of a blanket can be done, but offers very little improvement on the existing efficiency of the unit.

#### **BURNERS**

**189:** - The burner and burn chamber was found generally clean and appears to be in serviceable condition.



#### **WATER CONNECTORS**

**190:** - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

#### **GENERAL COMMENT**

**191:** - This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

## Kitchen

### DRAINS & TRAPS

**RE** 192: - An active drain pipe fitting leak requiring repair was observed below the left kitchen sink.



## Bathrooms

### SINK

**SA** **RE** 193: - Proper mechanical attachment was not installed of the loose pedestal sink in the main level 1/2 bathroom. The plastic brackets appear to have cracked and require replacement with metal brackets. This is a safety concern for small children.





## TOILET

**MA** **RE** **194:** - The 1/2 bathroom commode was observed loose at base / floor junction and requires tightening and possible a new wax seal since it was excessively loose.



## BATHTUB

**MA** **195:** - All bathtubs were filled to the overflow for the inspection and appear to be properly installed and in serviceable condition. A loose faucet handle requiring tightening was found at the 2nd floor hall bathtub.



## SHOWER

**196:** - The shower was filled for the inspection and appeared to be in serviceable condition.



## Air Conditioning & Ventilation

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is highly encouraged.*

## BASIC IDENTIFYING INFORMATION

**197:** - Manufacturer: Trane

**198:** - Method of cooling: Evaporative cooling

**199:** - Type of system: Air conditioning with Gas heat

**200:** - Condenser location: Rear of structure



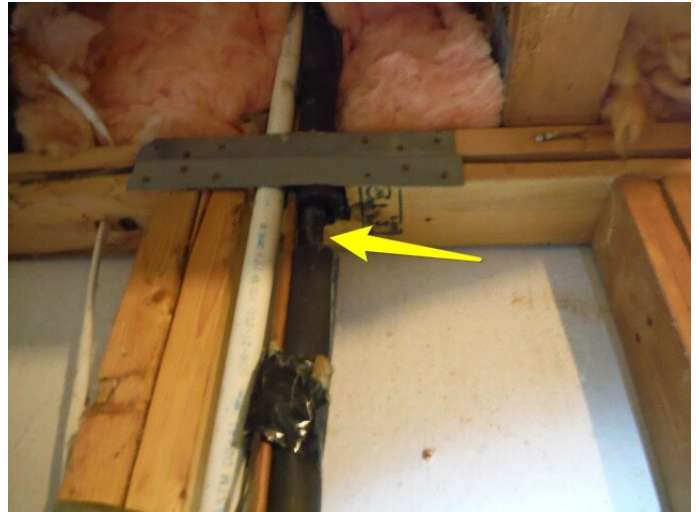
- 201:** - Number of units: 1  
**202:** - Equipment configuration: Split or remote system  
**203:** - Unit was dated 2017



- 204:** - Capacity in Tons: 3.5  
**205:** - Electrical disconnect location: Exterior adjacent to condensing unit

#### REFRIGERANT LINES

- MA RE 206:** - Foam insulation was found deteriorated and missing from portions of the refrigerant line in the attic and rear basement wall. Recommend that all missing insulation be replaced to prevent dripping condensation below and increase energy efficiency.





## CONDENSATE PIPES

**UP MA 207:** - Recommend extending the condensate drain pipe at least 6 feet from the home's foundation and past the A/C units at the rear of the home.



## CONDENSING/COMPRESSOR UNIT

**208:** - The condensing units appears to be properly installed and operate in serviceable condition.

## GENERAL COMMENT

**209:** - The air conditioning is a newer unit, responded to normal operating controls and with routine maintenance should be reliable for number of years.

**210:** - GREAT NEWS! The A/C condensing units for each level were observed to operate serviceably in cooling mode when tested with normal operating controls and the ducts, registers and air flow were observed to be serviceable at the time of the inspection.



## DUCTS

**211:** - Where visible the air ducts appear to be properly installed and are in serviceable condition.

## THERMOSTAT

**UP 212:** - The 2nd floor thermostat did not appear to be functioning and the system did not appear to be a zoned system, meaning there is only one thermostat in the foyer controlling the whole house.



## BATHROOM VENTING

**RE 213:** - The main level bathroom ventilation fan did not have an air intake opening, but the fan could be heard running when tested. Within a minute of testing, an unusual motor burning smell was detected. Recommend corrections and possible replacement by a licensed contractor.



## Heat

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is highly encouraged.*

## Forced Hot Air

### BASIC IDENTIFYING INFORMATION

**214:** - Heating System Type: Forced air - Induced draft

**215:** - Energy source: Natural gas

**216:** - Manufacturer: Trane

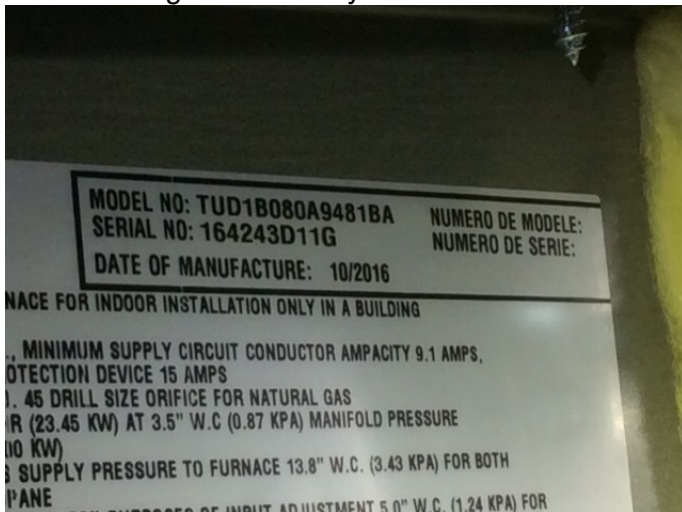
**217:** - Furnace btu input rating: 80,000 btu's

**218:** - Systems efficiency rating: Mid

**219:** - Furnace location: Laundry closet



**NE** **220:** - Age: 2016 or 1 year old

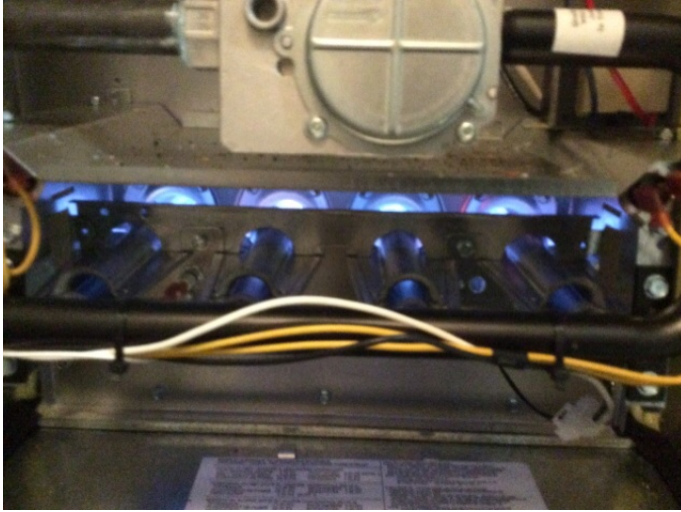


**MA** **221:** - Filter size: 16 x 25 x 1 inch conventional disposable type. Recommend replacement upon move-in and every change of season thereafter.



## BURNERS

**222:** - The burners were inspected and found to be clean and in good working order.



## HEAT EXCHANGER

**223:** - The heat exchanger is an inaccessible inner part of the furnace and could not be visually examined.

## VENT

**224:** - The heating system exhaust vent pipe is properly installed and appears in serviceable condition where seen.

## GENERAL COMMENT

**225:** - GREAT NEWS: The furnace system was observed to operate serviceably in heating mode when tested with normal operating controls and the ducts, registers and air flow were observed to be serviceable at the time of the inspection.



## THERMOSTAT

**226:** - The foyer thermostat appeared to be properly installed and the unit responded to the user controls.

## Gas

### **GAS METER LOCATION**

**227:** - The gas meter was located outside on the right side of the home. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter and should be turned 90 degrees (either way) in order to shut off the gas.



## Electrical

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). The inspector's examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. The inspector looks for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. The inspector does not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

### **BASIC IDENTIFYING INFORMATION**

**228:** - Service entry into building: Underground service lateral

**229:** - Voltage supplied by utility: 120/240 volts

**230:** - Capacity (available amperage): 150 amperes

**231:** - Main panel and sub-panel ratings: for up to 200 amps exterior and 150 amps interior

**232: - System grounding source: Driven rod**



**233: - Branch circuit protection: Circuit breakers**

**234: - Wiring material: Copper branch wiring and aluminum service wiring where seen**

**235: - Wiring method: Non-metallic sheathed cable or 'romex'**

## **METER & MAIN**

**236: - The meter and main electrical service panel and disconnect are located outside on the rear of the building.**





## DISTRIBUTION PANEL

**237:** - GREAT NEWS! The 150 amp main electrical service panel, system earthing, basement sub-panel, panel bonding, isolation of neutral / grounding circuit wires, and circuit breaker size / circuit breaker ampacity were observed to be in serviceable condition at the time of the inspection.



## WIRING

**RE**

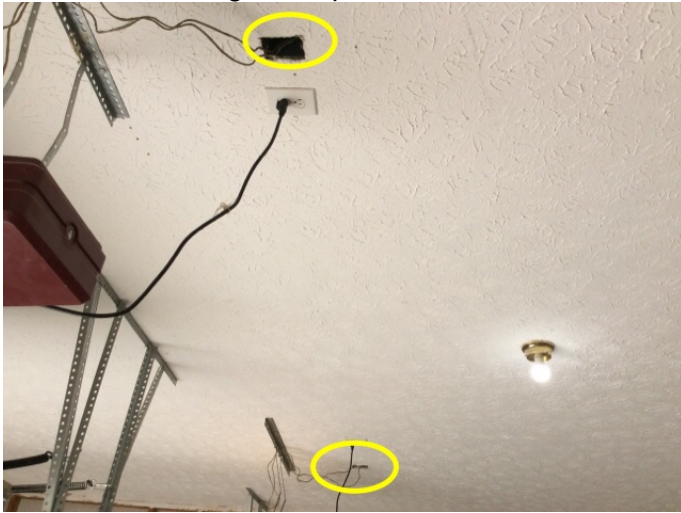
**238:** - The front entrance door bell did not operate when tested requiring repair.



## RECEPTACLES

**239:** - Based upon inspection of accessible outlets the number of receptacles were considered adequate for the sizes of each room.

**MA** 240: - Missing cover plates were observed in the garage ceiling.



#### LIGHTS / FAN

**MA** 241: - A missing light fixture globe was observed in the garage.



**RE 242:** - The ceiling fan in the second floor left center bedroom made unusual bearing noise during operation and may require replacement.



## SMOKE DETECTORS

**MA SA 243:** - Note, the smoke detectors are not the interconnected type as per current standards. The button test method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, advise notifying alarm company and testing with real or simulated smoke. Also, batteries should be changed at least once a year and if smoke detectors are thought to be more than 10 years old they should be replaced with combination smoke/carbon monoxide detectors. Current standards require smoke/carbon detectors in halls of each level of the home and smoke detectors in every bedroom.

**MA SA 244:** - Required smoke detector were found missing and require replacement in the garage, basement and foyer.







#### **RECEPTACLES: OVERALL**

**245:** - Excluding any items listed above, and based upon inspection of accessible receptacles, all outlets were found to be properly installed, in serviceable condition, operating properly and the number of receptacles were considered adequate for the sizes of each room.

#### **LIGHTS: OVERALL**

**246:** - Excluding any listed items, the light fixtures and ceiling fans in the home were observed to be generally in serviceable condition.

#### **GFI PROTECTION**

**MA 247:** - Excluding any listed items above, the GFCI protection was installed for all of the receptacles where this type of protection is presently required. The inspector recommends testing these devices on a quarterly basis.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. I have listed below these controls and their location for your convenience. I urge that you familiarize yourself with their location and operation.

### System

#### **WATER SHUT-OFF LOCATION**

##### PLUMBING

**248:** - The domestic water supply main shut-off valve was located in the front wall in the basement.



#### **GAS METER LOCATION**

##### GAS

**249:** - The gas meter was located outside on the right side of the home. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter and should be turned 90 degrees (either way) in order to shut off the gas.



## METER & MAIN

### ELECTRICAL

**250:** - The meter and main electrical service panel and disconnect are located outside on the rear of the building.



## Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. The inspector is not trained or licensed to recognize or discuss any of these materials, except testing for radon and mold sampling. The inspector may make reference to one of more of these materials in this report when recognized as one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.



## Summary of Significant / Priority Defects

This is a summary review of the inspectors' more critical findings during this inspection that likely should be addressed prior to property closing. However, it does not contain every detailed observation. The summary is provided as an additional service to the client, and is presented in the form of a listing of the items which, in the opinion of the inspector, merit further attention, investigation, or improvement. Nearly all of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist whom are licensed. But, there may be some items that can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the system or component(s) in question. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, the inspector recommends consultation with your Real Estate Professional for further advice with regards to the following items:

### Site & Grounds

#### **DRAINAGE**

**MO RE s-1:** - Soil erosion that extended laterally under the driveway approximately 8 feet was observed on the left side of the driveway near the garage. Recommend filling void with concrete or gravel to provide supporting grade below driveway.

#### **VEGETATION**

**MO MA s-2:** - Recommend the trees limbs overhanging the roof at the left side of the home be trimmed back approximately 12 feet to prevent wind damage to the roofing surfaces, abrasion, debris accumulation, moss growth, wild life from climbing on the roof and to allow free flow of roof runoff.

### Exterior

#### **VINYL SIDING**

**RE s-3:** - Vinyl siding rippling or unevenness was observed at right side of the house appearing to be caused by the front porch settlement and at the front of the home above the right garage.

#### **VENT COVERS**

**RE s-4:** - A bent vent termination cover and unsealed at the bottom, requiring repair or replacement was observed at the rear of the home above the deck.

#### **PORCH**

**RE DE s-5:** - The front porch has visibly settled at its support post on the right side, likely due to soil erosion around the post and/or an undersized post footing. Recommend a licensed contractor evaluate and provide advice and services for correction.

## DECK

**SA RE** **s-6:** - Although ledger board flashing was visible along the ledger board at the rear deck there were sections that were observed deteriorated, indicating the metal gauge may have been undersized and the entire flashing may need replacing.

**SA RE DE** **s-7:** - The rear deck swayed side to side when tested indicting the deck requires additional lateral support. The deck outer banding joist was not bearing on the center support post as a 1/4 inch gap was visible. Recommend advice and services of a qualified deck contractor. Recommend adding mechanical attachment (brackets) between the rear deck support posts and the outer band joist framing. Recommend adding lateral support (diagonal bracing) at the two outside posts along the deck sides. Recommend adding metal brackets at diagonal bracing connections as needed. Recommend adding additional diagonal X-bracing under joists as needed to stabilize deck.

## GUARD RAILINGS

**SA RE** **s-8:** - Guard railings were found loose at the right side of the deck. Recommend that guard railings be reinforced with two bolts per post and deck strong ties in accordance with present standards. Note, current deck standards require a deck post every 6 feet. The front porch right guardrail post was found loose and requires tighten. Note, it appears the front porch stairs / walkway have settled slightly as the stairs were slightly tilted.

## Roofing

### Asphalt Composition Shingle Roof

#### EDGE FLASHING

**RE** **s-9:** - Drip edge flashing was not visibly installed at the perimeter rakes and eaves of the home. Drip edge flashings are required in accordance with industry standards as of 2014.

## Attic

#### PEST CONTROL

**RE** **s-10:** - A bat was visible in the gable end vent louvers on the front of the home and bat guano was visibly in the lower section of this gable end vent. Recommend cleaning by a professional, repair screen if needed and add a 2nd screen to the outside of the louvers to prevent bats from nesting between the louvers.

## Garage/Carport

#### GARAGE DOORS

**SA RE DE** **s-11:** - The left garage door right lift cable was found off its pulley system preventing operation and testing of the garage door. Recommend correction/repair by a qualified garage door contractor.

## Interior

### WINDOWS

**RE DE s-12:** - Approximately 14 windows were observed with failed thermal seals or "fogged" requiring replacement in the following locations; Master bathtub picture window, second-floor bedroom left side window, second-floor front left bedroom right window, second floor front master bedroom windows, rear deck sliding glass both doors, foyer window, front living room window, rear dining windows, two windows in the family room, and the kitchen window.

## Kitchen

### CABINETS

**MO MA s-13:** - Delaminated veneer requiring repair was observed at the lower edge of the kitchen side cabinet leading into the dining room. It appears there has been a water leak or event in the kitchen at some point. Recommend inquiring with Home Owner as to the cause.

## Plumbing

### System

#### SUMP PUMP/SEWAGE EJECTOR

**MO RE s-14:** - A sewage ejector pump hold tank container was found full of water at the front basement left corner. Recommend water is pumped out of container and monitored for possible water intrusion.

### Water Heater

#### EXPANSION TANK/DEVICE

**RE s-15:** - An expansion device, (tank or pressure relief valve) was not located on the cold water supply pipe system necessary for newer water heaters after year 2000, requiring installation by a licensed plumber.

#### VENTING

**MA SA s-16:** - The water heater gas exhaust vent pipe located in the attic was found too close to a combustible materials (foam attic baffle). Recommend cutting baffle away from around pipe leaving at least 1" clearance.

### Kitchen

#### DRAINS & TRAPS

**RE s-17:** - An active drain pipe fitting leak requiring repair was observed below the left kitchen sink.



## Bathrooms

### SINK

**SA RE s-18:** - Proper mechanical attachment was not installed of the loose pedestal sink in the main level 1/2 bathroom. The plastic brackets appear to have cracked and require replacement with metal brackets. This is a safety concern for small children.

## Air Conditioning & Ventilation

### BATHROOM VENTING

**RE s-19:** - The main level bathroom ventilation fan did not have an air intake opening, but the fan could be heard running when tested. Within a minute of testing, an unusual motor burning smell was detected. Recommend corrections and possible replacement by a licensed contractor.

## Electrical

### SMOKE DETECTORS

**MA SA s-20:** - Required smoke detector were found missing and require replacement in the garage, basement and foyer.