

Emerald City Inspections

Property Inspection Report



123 Main Street, Dublin GA, 31021
Inspection prepared for: John Smith & Mary Smith
Inspection Date: 5/5/2009 Time: 9:00 AM - 12:00 Noon
Age: 1978 (30 + years) Size: 1,766 Sq. Ft.
Weather: Mostly cloudy / light rain

Inspector: Frank P. Newman
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EMERALD CITY INSPECTIONS, LLC

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report, then give me a call if I can answer any questions for you. Even though the inspection is completed and the report is delivered, I am still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - This report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code compliance.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems and/or portions of the home as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components at the time of inspection only, but cannot predict future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed at the time of inspection. A material defect is a condition with a residential real property, or any portion of it, that would have a significant adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, mechanical system, or subsystem is near, at, or beyond the end of the normal useful life of such component is not, by itself, a material defect.

The written Inspection report shall describe and identify the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. **However, none of the items reported are intended to imply an obligation on the part of the buyer or seller to do, or not do, anything but rather to make the parties aware of certain conditions and/or to serve as the basis of further discussions between the parties as they desire.**

Finally, please note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Report Summary

The summary below consists of potentially significant findings. These findings may represent safety hazards, deficiencies requiring a major expense to correct, or items to which I would like to draw extra attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review the complete report in detail as the summary alone does not explain all inspection observations. All recommended repairs should be done by licensed and bonded tradesmen or professionals; in addition, I recommend obtaining a copy of all receipts, warranties and permits for the work performed.

Roof		
Page 5 Item: 1	Roof Condition	<ul style="list-style-type: none"> • trees overhanging and/or touching roof should be pruned to maintain at least a 10 foot clearance
Page 6 Item: 2	Chimney	<ul style="list-style-type: none"> • missing bricks • loose bricks • loose mortar • cracked mortar cap • deteriorated bricks • no rain cap above chimney
Grounds		
Page 8 Item: 4	Stairs & Handrail	<ul style="list-style-type: none"> • missing railing
Page 9 Item: 5	GFCI	<ul style="list-style-type: none"> • One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.
Page 9 Item: 8	Grading	<ul style="list-style-type: none"> • trees too close to structure
Page 10 Item: 9	Plumbing	<ul style="list-style-type: none"> • Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that, solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply.
Exterior Areas		
Page 12 Item: 3	Exterior Paint	<ul style="list-style-type: none"> • weathered • cracked
Page 13 Item: 4	Siding Condition	<ul style="list-style-type: none"> • Vegetation such as trees, shrubs and/or vines are in contact with, or less than one foot from, the home's exterior. Vegetation can serve as a conduit for wood-destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one-foot clearance between it and the home's exterior.
Garage		
Page 13 Item: 1	GFCI	<ul style="list-style-type: none"> • One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, have GFCI protection.
Electrical		
Page 15 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • doubled neutrals • bushing missing at one or more cable entrances
Page 16 Item: 4	Breakers	<ul style="list-style-type: none"> • multi wires to one breaker

HVAC		
Page 17 Item: 4	Filters	<ul style="list-style-type: none"> • The return air opening is cut into the HVAC closet door. The opening appears to be an odd size and has no frame for holding an appropriate filter. As a result much of the return air is bypassing the filter media and is allowing foreign material to plug the evaporator coils. A qualified HVAC technician should rework the return air opening to provide for proper air filtering.
Water Heater		
Page 18 Item: 2	Water Heater Condition	<ul style="list-style-type: none"> • The water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The heater controls should be readjusted so that the output temperature does not exceed 120 deg. F.
Page 19 Item: 4	Heater Enclosure	<ul style="list-style-type: none"> • exposed romex wiring in enclosure • no cable clamp where romex enters heater
Page 19 Item: 5	Plumbing	<ul style="list-style-type: none"> • shut off valve missing • inadequate piping support
Laundry		
Page 20 Item: 3	Dryer Vent	<ul style="list-style-type: none"> • clogged with lint • The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct,
Kitchen		
Page 21 Item: 5	Electrical	<ul style="list-style-type: none"> • light over sink did not operate
Page 21 Item: 6	GFCI	<ul style="list-style-type: none"> • One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.
Bathroom		
Page 25 Item: 6	GFCI	<ul style="list-style-type: none"> • One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.
Page 25 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> • recommend installing an exhaust fan in each room where a shower is present. Exhaust should be routed to the exterior of the house
Page 26 Item: 12	Shower Walls	<ul style="list-style-type: none"> • cracked tile
Interior Areas		
Page 28 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> • Some ceiling textured surfaces may have been installed prior to 1979. This material may contain asbestos, which is a known carcinogen and poses a health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials have been known to be used for some time thereafter. In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist.
Page 30 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • recommend replacing smoke detectors over 10 years old. • did not test - if not replaced, recommend battery replacement and testing before occupying home

Page 30 Item: 10	Wall Condition	<ul style="list-style-type: none">• This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children, but also to adults. The paint found in and around this structure appeared to be intact and may be encapsulated by more recent layers of paint that are not lead-based. Regardless, recommend following precautions as described by the Consumer Products Safety Commission.
Attic		
Page 31 Item: 3	Electrical	<ul style="list-style-type: none">• missing j-boxes at connections• spliced and taped wires• unsecured electrical• recommend electrician to evaluate
Page 31 Item: 4	Exhaust Vent	<ul style="list-style-type: none">• kitchen exhaust fan terminates in attic; should be routed to exterior of the home

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: asphalt shingles

Observations:

- trees overhanging and/or touching roof should be pruned to maintain at least a 10 foot clearance



Tree overhanging roof

2. Chimney

Good	Fair	Poor	N/A	None
		X		

Observations:

- missing bricks
- loose bricks
- loose mortar
- cracked mortar cap
- deteriorated bricks
- no rain cap above chimney



Deterioration at top of chimney



Deterioration at top of chimney



Missing chimney cap



Missing bricks at top of chimney

3. Flashing

Good	Fair	Poor	N/A	None
X				



Deteriorated rubber boot around plumbing vent

4. Gutter

Good	Fair	Poor	N/A	None
				X

Observations:
• none

5. Sky Lights

Good	Fair	Poor	N/A	None
				X

Observations:
• none

6. Vent Caps

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
 • slab not visible due to floor coverings

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:
 • cracked small

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal settlement
 • cracking small



Minor foundation crack



Minor foundation crack

4. Chimney Hearth

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional
 • see roof page

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete



Crack in driveway



Crack in driveway

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as main structure

3. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:
• weathered deck



Rear Deck



Missing railing at rear of deck

4. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:
• **missing railing**

5. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- none visible
- **One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.**



6. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: chain link

Observations:

- could not fully inspect
- Vegetation overgrown in some areas

7. Gate Condition

Good	Fair	Poor	N/A	None
			X	

Materials: chain link

Observations:

- locked-n/a

8. Grading

Good	Fair	Poor	N/A	None
			X	

Observations:

- out structures and sheds are excluded from this report
- **trees too close to structure**

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations:

- most n/a due to slab construction
- One or more outside faucets aren't anchored securely to the structure's exterior. Fasteners should be installed or replaced as necessary so faucets are securely anchored to prevent stress on plumbing supply lines and possible leaks.
- **Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that, solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply.**



Waste pipe clean-out in front yard



Waste pipe clean-out at rear of house



Unsupported hose bib

10. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 42 psig

11. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Near curb next to driveway

Observations:

- special tool required



Water Meter and main water shut-off

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- screen door present
- torn screen door
- loose glass panel in door/storm door



Damaged screens at back door



Loose glass panel in front storm door

2. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- gaps in vinyl siding, soffits and/or fascia should be sealed to prevent the intrusion of insects and other vermin.



Soffit gap

3. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- weathered
- cracked



Failing paint around back door

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl

Observations:

- Vegetation such as trees, shrubs and/or vines are in contact with, or less than one foot from, the home's exterior. Vegetation can serve as a conduit for wood-destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one-foot clearance between it and the home's exterior.



Vegetation against house



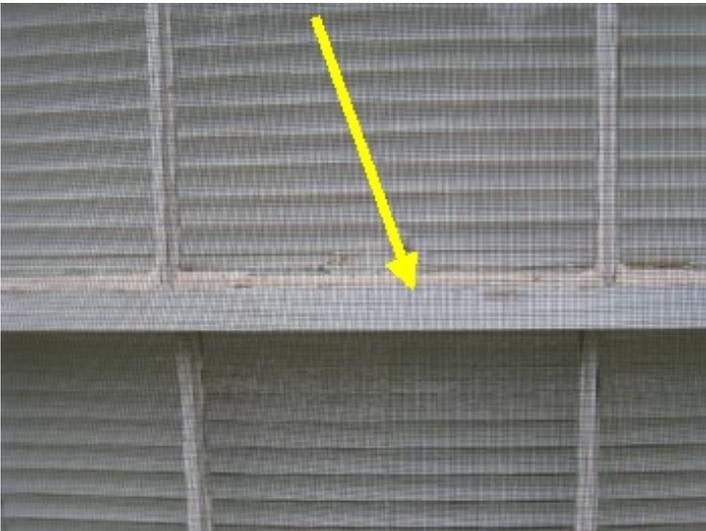
Vegetation against siding

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Failing caulk/glazing and/or paint in some areas
- weathered



Failing paint on windows



Failing caulk on windows

Garage

1. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- **One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, have GFCI protection.**

2. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- cracking small
- firewood stored in garage should be removed to prevent the introduction of termites and/or other wood-destroying insects



Firewood stored in garage

3. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: sectional door
 Observations:
 • functional

4. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

5. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

6. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated
 • eye beam system present

7. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as the main structure

8. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:
 • pull down ladder is loose and/or damaged

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

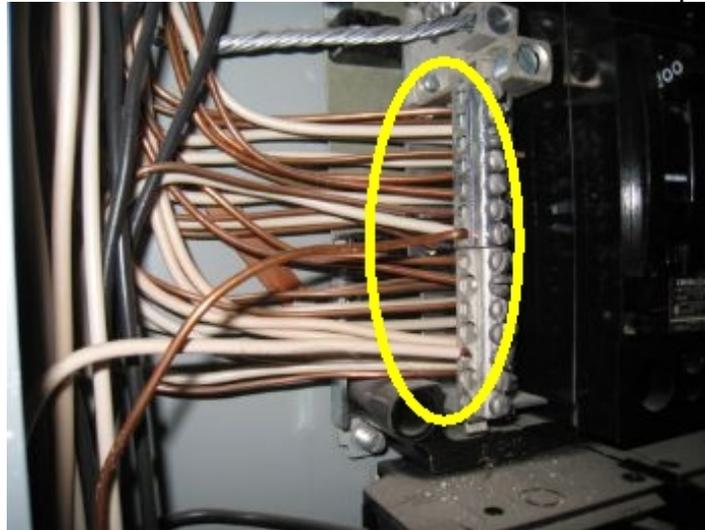
Materials: in hall
 Observations:
 • **doubled neutrals**
 • **bushing missing at one or more cable entrances**



Missing bushing at cable entrance



Interior of service panel and main breaker



Doubled neutral terminations

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 1 - water heater

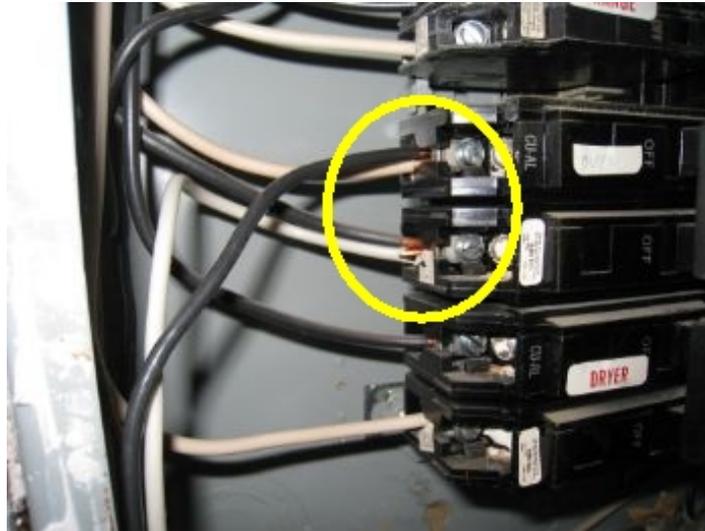
4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- functional
- One or more breakers are not labeled. A qualified electrician should determine the loads served and label the circuits as appropriate.
- **multi wires to one breaker**



Double tapped breaker (stove circuit)

5. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:
 • overhead
 • feeds run through trees

HVAC

The heating, ventilation, and air conditioning and cooling systems (often referred to as HVAC) are the climate control systems for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation, while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and/or natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the performance of the HVAC systems using the thermostat or other available controls. For a more thorough investigation of the system please contact a licensed HVAC service technician.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: hall closet
 Materials: electric • forced • split system • heat pump
 Observations:
 • operated
 • older unit
 • recommend drip pan

2. Enclosure

Good	Fair	Poor	N/A	None
X				

3. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

4. Filters

Good	Fair	Poor	N/A	None
		X		

Materials: hall area wall

Observations:

- The return air opening is cut into the HVAC closet door. The opening appears to be an odd size and has no frame for holding an appropriate filter. As a result much of the return air is bypassing the filter media and is allowing foreign material to plug the evaporator coils. A qualified HVAC technician should rework the return air opening to provide for proper air filtering.



Poorly constructed return air filter arrangement

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

6. HVAC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Materials: electric

Materials: exterior west

Observations:

- Brand : Carrier
- Model No.: Nameplate not legible
- Serial No.: Nameplate not legible
- Age (based on Serial No.) : Unknown
- operated
- age not determined due to missing/damaged nameplate



Heat Pump compressor and local disconnect

7. HVAC Air Handler

Good	Fair	Poor	N/A	None
X				

Observations:

- Brand: Carrier
- Model No.: FA4ANF036
- Serial No.: 0900A20041
- Age (based on Serial Number) : 8 + years
- Heating differential (deg. F) : 13 (satisfactory)
- Cooling differential (deg. F) : 15 (satisfactory)

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- no drip pan and drain installed

2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: electric

Materials: hall closet

Observations:

- Brand: AO Smith
- Model No.:EES 40 917
- Serial No.:GG02-0837316-917
- Age (based on serial No.) : 6+ years
- operated
- A water heater is installed in or over finished living spaces and has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces if/when the water heater develops a leak or is drained.
- **The water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The heater controls should be readjusted so that the output temperature does not exceed 120 deg. F.**

3. Number Of Gallons

Good	Fair	Poor	N/A	None
	X			

Observations:

- 40 gallons

4. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- functional
- **exposed romex wiring in enclosure**
- **no cable clamp where romex enters heater**



Water Heater in closet near front door

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- **shut off valve missing**
- **inadequate piping support**



Unsupported piping (yellow), no shut-off valve(red), and loose wiring(blue)

Laundry

1. Locations

Materials: kitchen area

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • see "Interior Areas"

3. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:
 • could not fully inspect
 • **clogged with lint**
 • **The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct,**



Dryer vent at rear of house

4. Plumbing

Good	Fair	Poor	N/A	None
X				

5. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • see "Interior Areas"

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
 Observations:
 • see "Interior Areas"

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated
- older unit



Kitchen Dishwasher

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- light over sink did not operate

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl

8. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

Observations:

- none

9. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- operated
- older unit



Kitchen Microwave

10. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated
- worn unit



Cook top and hood

11. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated
- worn unit



Kitchen Oven

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Sinks

Good	Fair	Poor	N/A	None
X				

14. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: hood with fan

Observations:

- operated
- dirty unit
- missing light cover



Missing cover for vent light

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- see "Interior Areas"

16. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:

- measured temperatures in the freezer appeared to be normal at the time of inspection
- icemaker appeared to be functioning normally at the time of inspection
- measured temperatures in the refrigerator appeared to be normal at the time of inspection



Kitchen Refrigerator

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to inspect. Moisture in the air and leaks can cause mildew, wallpaper, and paint to peel and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations: Master#1 • Hall

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- see "Interior Areas"

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- normal wear
- recommend caulking

5. Doors

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:

- none
- recommend installing an exhaust fan in each room where a shower is present. Exhaust should be routed to the exterior of the house



No exhaust fan in master bath



No exhaust fan in hall bath

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl

9. Heating

Good	Fair	Poor	N/A	None
X				

10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Showers

Good	Fair	Poor	N/A	None
X				

12. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- cracked tile



Broken tile at master bath tub

13. Bath Tubs

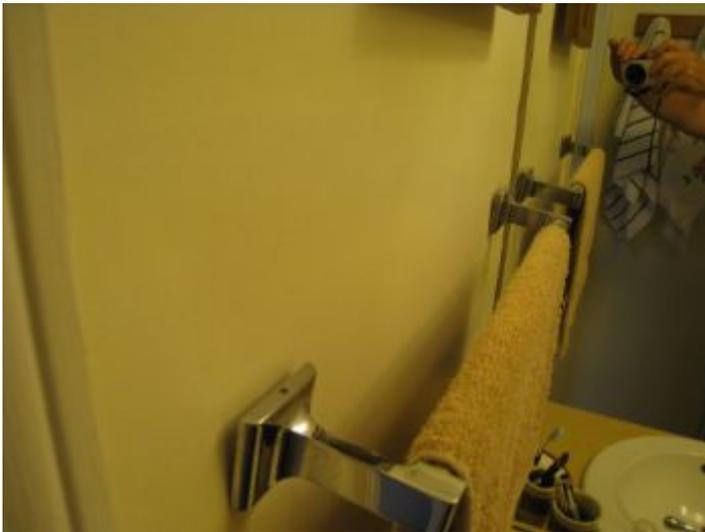
Good	Fair	Poor	N/A	None
	X			

Observations:
• normal wear

14. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



Loose towel bar at master bath sink



Loose pop-up stopper operator in hall bath

15. Toilets

Good	Fair	Poor	N/A	None
X				

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
Observations:
• new paint in areas
• see "Interior Areas"

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• see "interior areas"

2. Fireplace

Good	Fair	Poor	N/A	None
X				

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

4. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

5. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• see "Interior Areas"

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ceiling fan in family room makes irregular noise when in operation



Noisy ceiling fan in family room

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
Observations:

• Some ceiling textured surfaces may have been installed prior to 1979. This material may contain asbestos, which is a known carcinogen and poses a health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials have been known to be used for some time thereafter. In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist.

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Door Bell

Good	Fair	Poor	N/A	None
	X			

Observations:
• damaged button - front



Broken doorbell button at front door

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • has 220v power



Bare bulbs in utility room

7. Fireplace

Good	Fair	Poor	N/A	None

Materials: Family Room
 Materials: mason built
 Observations:
 • metal insert present



Wood stove in family room

8. Floor Condition

Good	Fair	Poor	N/A	None

Materials: carpet • vinyl
 Observations:
 • normal wear

9. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations:

- recommend replacing smoke detectors over 10 years old.
- did not test - if not replaced, recommend battery replacement and testing before occupying home



Smoke detector in hall



Smoke detector in dining room

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations:

- new paint in areas
- This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children, but also to adults. The paint found in and around this structure appeared to be intact and may be encapsulated by more recent layers of paint that are not lead-based. Regardless, recommend following precautions as described by the Consumer Products Safety Commission.



Holes in wall - utility room

11. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood
 Observations:
 • functional
 • weathered
 • difficult to operate

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • inspected from access only
 • could not access all areas

2. Chimney

Good	Fair	Poor	N/A	None
	X			

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • most not accessible due to insullation
 • **missing j-boxes at connections**
 • **spliced and taped wires**
 • **unsecured electrical**
 • **recommend electrician to evaluate**



Splice not in box

4. Exhaust Vent

Good	Fair	Poor	N/A	None
		X		

Observations:
 • **kitchen exhaust fan terminates in attic; should be routed to exterior of the home**

5. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: blown in insulation

6. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- inspected from access only, limited space
- could not access all areas
- Truss type roofing present

7. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Powered roof exhaust fan present - not tested



Powered roof ventilator

Photos



Friendly cat does not come with house :-)