

HomeBuild Inspections LLC

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Decatur GA 30033-3105
Inspector: Derek Walker



Property Inspection Report









Client(s): **Sample Report 3/17/2018**
Property address: **1234 Snapfinger Road**
Ellenwood, GA 30294
Inspection date: **Saturday, March 17, 2018**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt, Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood


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-  One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.



Photo 1-1



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- 2)  Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 2-1

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- 3)  This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for an evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.


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- 4)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.
Cost estimate: Observed multiple areas where driveway was cracked



Photo 4-1



Photo 4-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable




Apparent wall structure: Wood frame

Wall covering: Composite hardboard

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Concrete block

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- 5)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.
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- 6)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.
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- 7)  The masonry (brick or stone) veneer extended below the soil at one or more exterior walls. Masonry veneers should be installed so the bottom edge is at least a few inches above the soil so that any water accumulated inside the wall structure can drain from weep holes, and so termites don't enter the structure through mortar joints or cracks in the veneer. If soil, decorative bark, etc. has been back-filled against the veneer, it should be graded or removed as necessary to expose weep holes (if they're installed) and to maintain a few inches of clearance between the veneer and the soil below. Otherwise, the client should at least be aware of this potential for water and insect intrusion, and monitor these walls inside and out for any signs of accumulated moisture in the future. If damage occurs, recommend that a qualified contractor repair as necessary. For more information, visit:

<http://www.reporhost.com/?MVBG>



Photo 7-1

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Concrete block

Beam material: Solid wood

Floor structure above: Solid wood joists


Condition of insulation underneath floor above: Not applicable, none installed

Condition of vapor barrier:

Vapor barrier present: None visible

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: with vents

8)  Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading

- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.



Photo 8-1



Photo 8-2



Photo 8-3



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- 9)  No under-floor insulation was installed in the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.
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- 10)  No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.



Photo 10-1

- 11) 🗑️ Cellulose material such as was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from eaves on ladder, Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

- 12) 🛠️ Some composition shingles were loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 12-1


13)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing, substandard and/or damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 13-1



Photo 13-2




Photo 13-3



Photo 13-4

Photo 13-5

14)  One or more gutters and/or downspouts were loose. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Observed several areas where gutters were pulling away from fascia board. Also noticed areas where downspouts were not securely fastened to gutters.



Photo 14-1

Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6


15)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 15-1

Photo 15-2


16)  Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 16-1



Photo 16-2


17)  Stains were found on one or more gutters that indicate past leaks have occurred. However, the inspector was unable to verify that the gutters do or don't leak because of lack of recent rainfall. Monitor the gutters in the future while it's raining to determine if gutters leak. If they do, then recommend that a qualified person repair as necessary to prevent water from coming in contact with the building or accumulating around the building foundation.



Photo 17-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is

not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es), Partially traversed


Condition of roof structure: Appeared serviceable

Roof structure type: Trusses, Rafters

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Condition of roof ventilation: Appeared serviceable

18)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>



Photo 18-1

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional



Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Not determined

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

19)   The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard

building practices. For more information, visit:

<http://www.reporhost.com/?AGFR>



20)  The step(s) installed below the door between the garage and the house were substandard. This is a fall or trip hazard. A qualified person should repair as necessary.



Photo 20-1

21)  One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace door(s) as necessary.

Observed broken window on garage door.

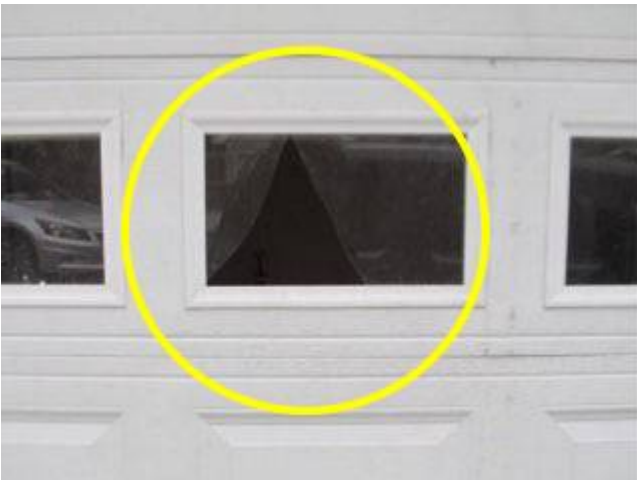


Photo 21-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When

furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): Not determined

Service entrance conductor material: Stranded aluminum




Condition of main service panel: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Laundry room

Location of main disconnect: At main disconnect panel outside

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

22)    One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the bathroom(s) . This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

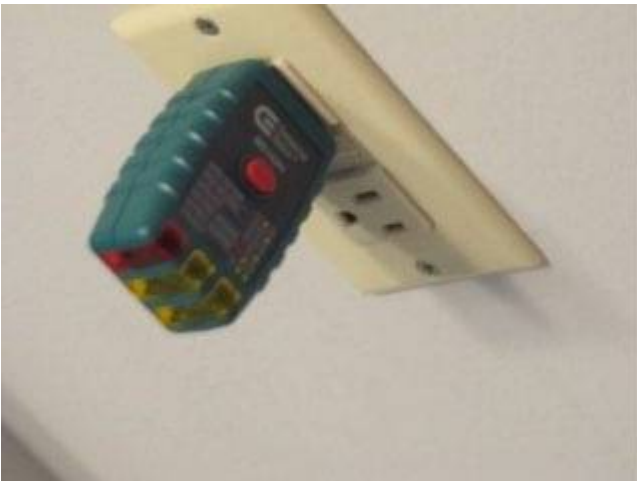





Photo 22-1



23)    One or more electric receptacles at the kitchen, bathroom(s), laundry area, garage and/or exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)

- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

24)   Panel(s) #A had inadequate working space. This is a safety hazard when opening or working in panels. Electric panels should have the following clearances:



- An open area 30 inches wide by 3 feet deep in front of the panel
- 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor
- The center of the grip of the operating handle of the switch or circuit breaker not more than 6 feet 7 inches above the floor or working platform

Recommend that a qualified contractor repair or make modifications per standard building practices. If panels must be opened for repairs, then a qualified electrician should perform repairs.

Service panel is located behind entrance door in laundry room.

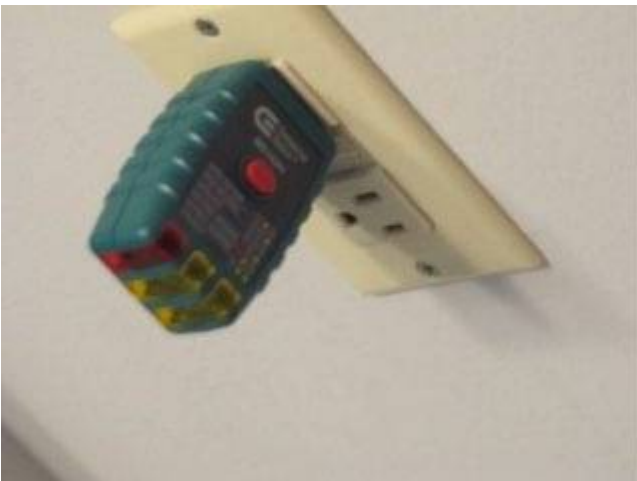


Photo 24-1

25)   One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

**Photo 25-1****Photo 25-2**

26) 🔧🔍 One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.

**Photo 26-1****Photo 26-2**

27) 🔧 One or more receptacles have been painted, and slots were clogged with paint. Recommend that a qualified electrician replace such receptacles as necessary.



Photo 27-1


28)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 28-1


29)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 29-1


30)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 30-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water pressure (psi): 60

Location of main water shut-off: Crawl space

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

31) **i** What appeared to be the main water shut-off valve was located in the crawl space. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.



Photo 31-1

32) Observed duct tape wrapped around sections of the copper water lines located in crawl space. Recommend a qualified contractor to evaluate and determine cause for duct tape used and repair if needed.



Photo 32-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: manufacture date Aug 29, 2017

Capacity (in gallons): 40

Location of water heater: Crawl space

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 111.9


33)  The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.



Photo 33-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Heat pump

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Electric

Estimated age of forced air furnace: Manufactured 2014

Location of forced air furnace: Crawl space

Condition of furnace filters: Not determined (inaccessible, obscured or not found)

Location for forced air filter(s): Not determined

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: Building exterior

Condition of controls: Appeared serviceable

34) Main cut off switch was located directly behind the ac unit less than 18". Not allowing for adequate workspace when ac unit is serviced.



Photo 34-1

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Masonry

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry







35)    A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When solid fuel-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.



Photo 35-1

36)    One or more solid fuel-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all solid fuel-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of dishwasher: N/A (none installed)

Condition of ranges, cooktops and/or ovens: N/A (none installed)


Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: N/A (none installed)

37)  One or more sink faucet handles were loose. Recommend that a qualified person repair or replace as necessary.



Photo 37-1

38)  No exhaust hood, ceiling or wall-mounted exhaust fan or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor install a venting system per standard building practices.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: Not determined

240 volt receptacle for laundry equipment present: Yes


39)  The toilet at location(s) #A and B was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 39-1



Photo 39-2


40)  Caulk around the base of the toilet at location(s) # was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.



Photo 40-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that

moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Multi-pane, Single-pane

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum

Condition of stairs, handrails and guardrails: Appeared serviceable






41)   Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.



Photo 41-1

42)   One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

**Photo 42-1****Photo 42-2**

43)  Some interior door hardware (doorknobs) were missing. Recommend that a qualified person repair or replace as necessary.

**Photo 43-1**


44)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 44-1



Photo 44-2

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- 45) **i** Screens were missing from many windows. These windows may not provide ventilation during months when insects are active.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

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